

# TO LET

## GROUND FLOOR OFFICE

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

£20,500 plus VAT per annum



## Unit 17, Connect Business Village, 24 Derby Road, Liverpool L5 9PR

### LOCATION

This ground floor office suite is prominently located in Connect Business Village fronting Derby Road (A565). Connect Business Village is a modern office scheme located approximately 2 miles north of Liverpool City Centre. The property is easily accessible by car with on-site parking and for public transport commuters Sandhills Train Station is only a 5-minute walk.

### DESCRIPTION

The premises have been designed to a high specification and feature modern architectural elements making this a desirable location to base your business. This ground floor office suite boasts large glazed elevations providing plenty of natural light. The main office area is open plan and is currently configured with 6 workstations plus a private office and two meeting rooms which could be used as additional desk space if required. There is also brew station, breakout area, kitchen and shower room. The suite is provided with two on-site parking bays with additional spaces potentially available on request.

There is a shared entrance lobby / reception with Condy Lofthouse who occupy the first floor as an architect's studio.

### FLOOR AREA

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Total Floor Area	140.80 sq.m.	1,515 sq.ft.
Parking:	2 spaces included	

### TERM

For a term of years to be agreed.

### RENT

£20,500 plus VAT per annum exclusive.

### VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Brian Ricketts of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400  
E-mail: mattkerrigan@hwandp.co.uk  
brianricketts@hwandp.co.uk

Subject to Contract  
Details Prepared March 2025





## Unit 17, Connect Business Village, 24 Derby Road Liverpool L5 9PR

