

TO LET

ATTRACTIVE FULLY REFURBISHED
AND NETWORKED GROUND FLOOR
OFFICE SUITE

(WITH 3 ON SITE CAR SPACES)

604 SQ.FT. (56.11 SQ.M.)

**UNIT 3
CONNECT BUSINESS VILLAGE
24 DERBY ROAD
LIVERPOOL
L5 9PR**





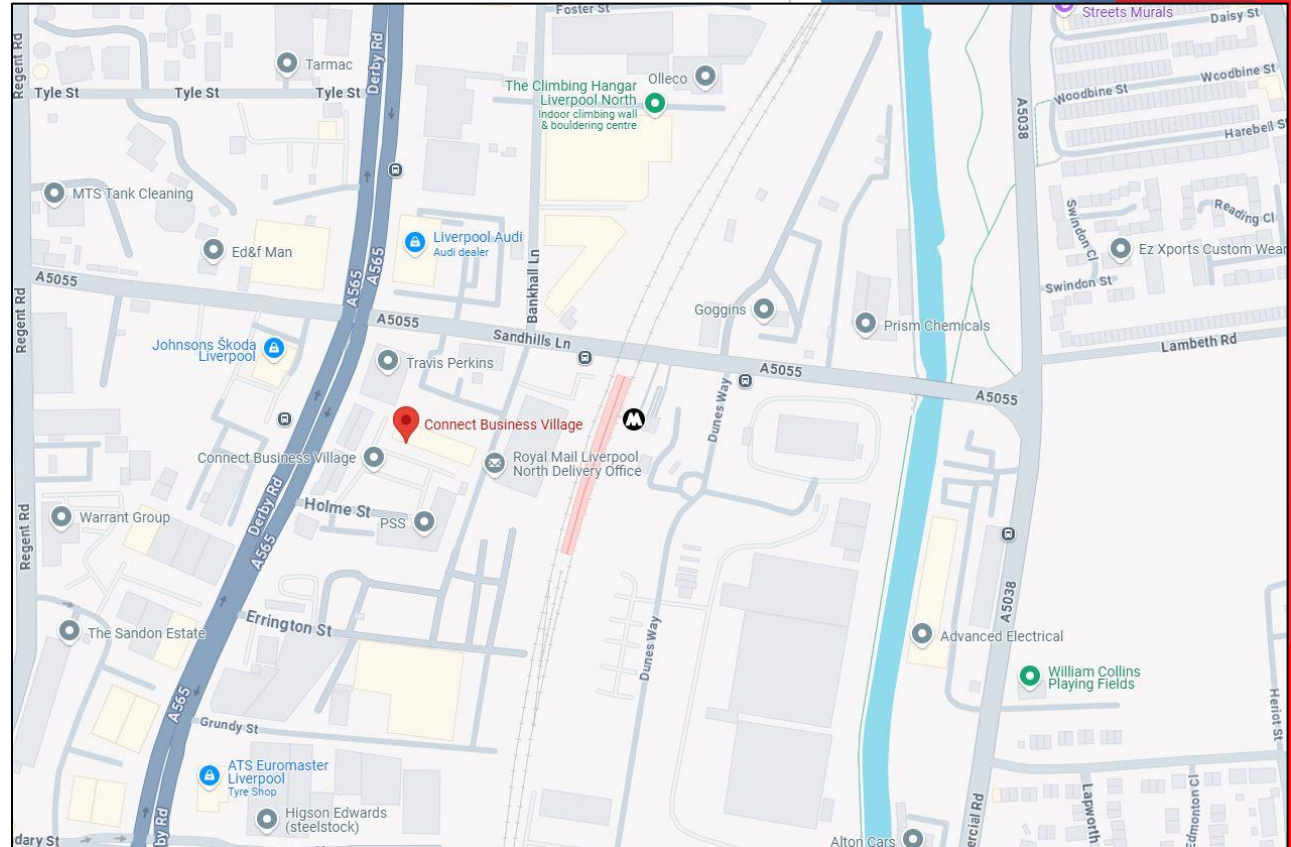
LOCATION

The property is located within Connect Business Village, this ground floor office suite is prominently located 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.

FLOOR AREA

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

Office Suite:	56.11 sq.m.	604 sq.ft.
Parking:	3 spaces included	



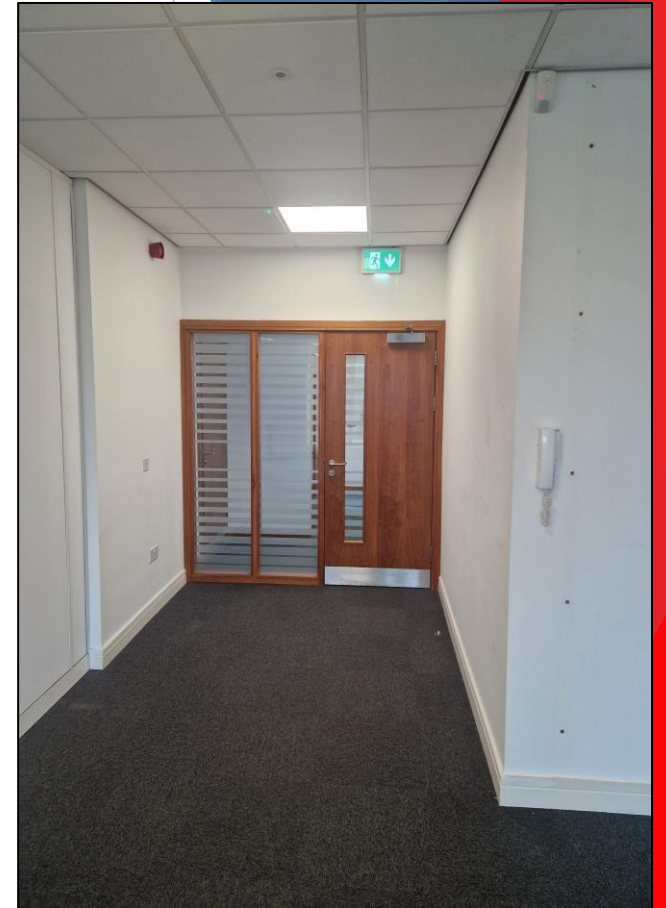
DESCRIPTION

The premises have been designed to a high specification and feature modern architectural elements making this a desirable location to base your business. The suite boasts large glazed elevations providing plenty of natural light. The main office area is open plan and is ready for immediate occupation plus a private office which could be used for meetings or as additional desk space. The suite is provided with three on-site parking bays.

There is shared entrance lobby / reception.

Features include:

- Suspended ceilings with LED lighting.
- 3 on site car spaces.
- Self contained kitchen and WC.
- 3 compartment perimeter power trunking.
- LG7 lighting.
- Fully networked.



TERMS

Flexible lease terms are available upon application.

RENTAL

£15,650 per annum

VAT

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

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.

LEGAL COSTS

Each party is to be responsible for their own legal costs, stamp duty and any other consents thereon.

Misrepresentation Act 1967. These details are provided as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.



CONTACT/VIEWING

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

Tel. No. 0151 227 3400

brianricketts@hwandp.co.uk

sampearce@hwandp.co.uk

www.hitchcockwright.co.uk

Details prepared January 2025