

TO LET

**Prestigious Grade A
Office Accommodation
284.6 sqm (3,064 sq.ft.)**

UNIT 2

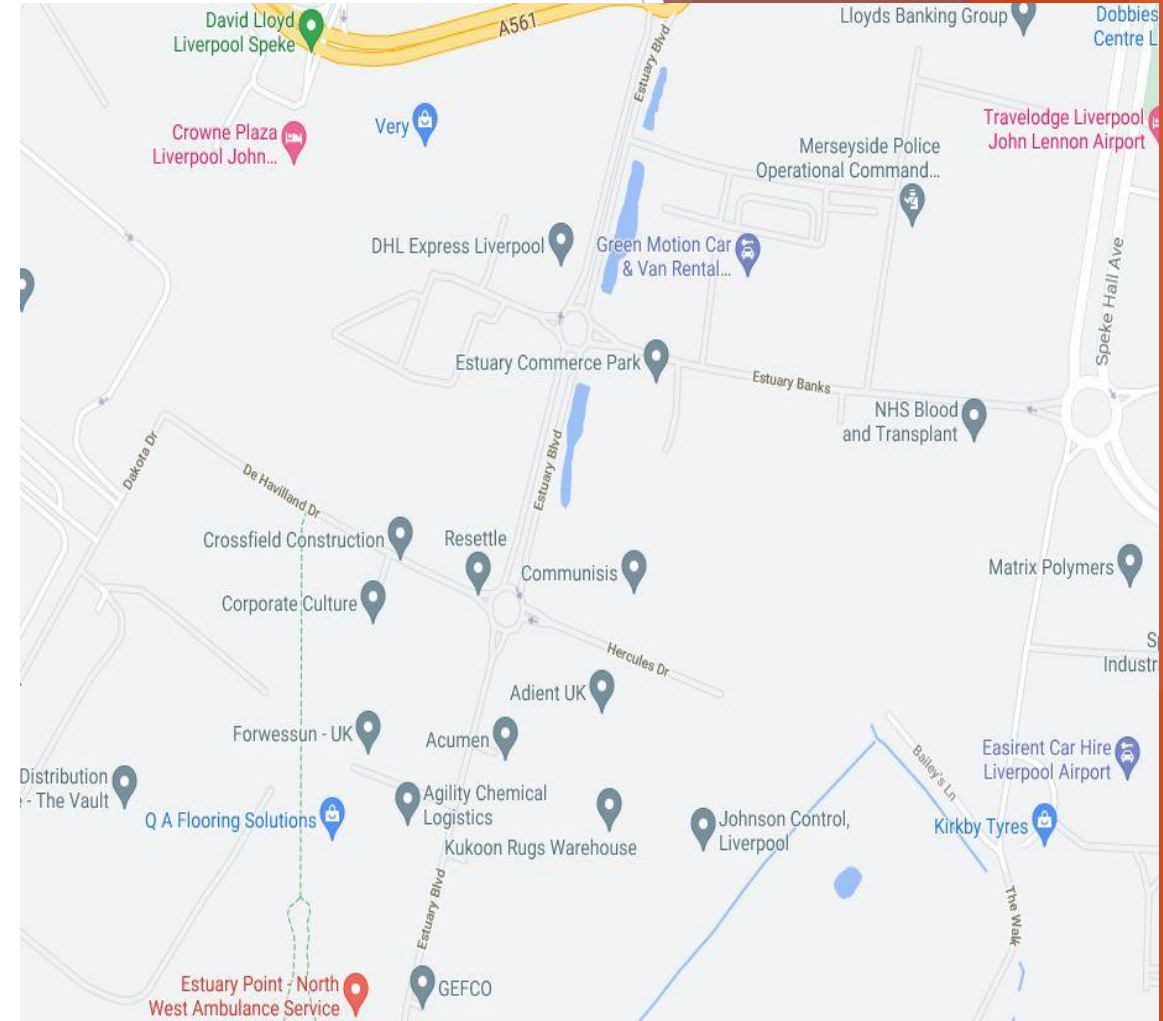
**LIVERPOOL INTERNATIONAL
BUSINESS PARK,
DE HAVILLAND DRIVE,
L24 8RN**





SITUATION AND DESCRIPTION

Liverpool International Business Park is situated within the heart of what is widely recognised as the foremost business park on Merseyside. Situated within 6 miles of Liverpool City Centre and a 10 minute drive from the main motorway network (M62/M57). The property enjoys an unrivalled prominence. Local amenities include the New Mersey Shopping Park, Marriot Hotel and David Lloyd Leisure Centre.



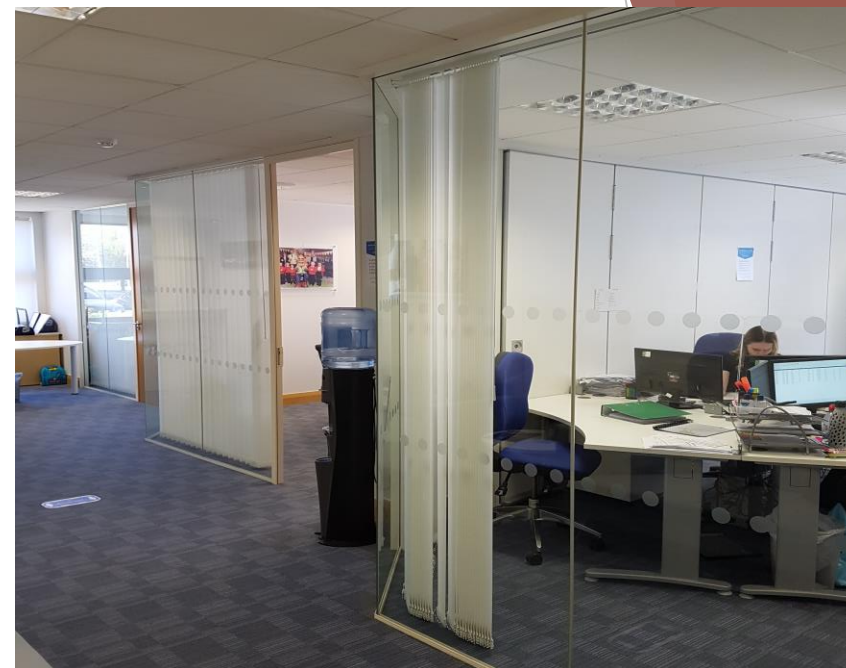


DESCRIPTION

The self contained property is of brick construction with highly attractive full glazed relief to the main entrance. Further extensive glazing to the principal elevations helps provide excellent natural light throughout.

Principal features include:

- Self contained fully fitted kitchen.
- Full CCTV monitoring.
- Full access raised floor.
- Double glazed throughout
- 10 on site car parking spaces.
- Attractive landscaped environment.





ACCOMMODATION

The property provides the following approximate dimensions and areas.

AREA	SQ.FT.	SQ.M.
Total	3,064 sq.ft.	284.6 sq.m.



LEASE TERMS

A new lease is available for a minimum term of 3 years to be in accordance with our clients standard form of lease for the building.

RENTAL

£34,500 per annum exclusive.

SERVICE / ESTATE CHARGE

The ingoing tenant will be responsible for a fair proportion of the landlords outgoings in connection with the upkeep of the building and estate service charge contribution.

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.

VAT

All figures quoted above may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the transaction.



CONTACT/VIEWING

For any further information please contact Hitchcock Wright & Partners.

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Details prepared May 2021
Subject to Contract