

UNIT 5

LIVERPOOL INTERNATIONAL BUSINESS PARK
DE HAVILLAND DRIVE
L24 8RN

AVAILABLE
FEBRUARY 2020



TO LET

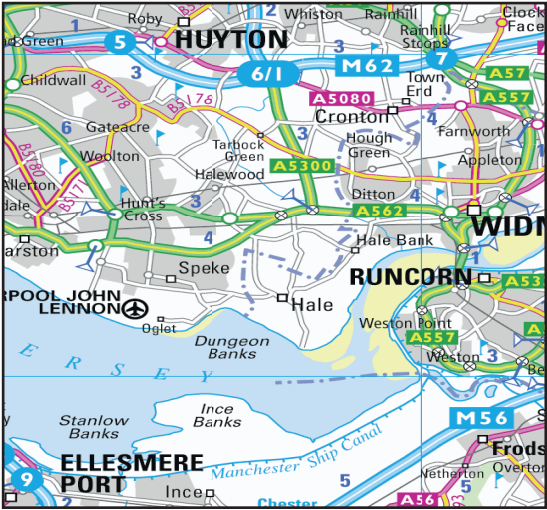
PRESTIGIOUS GRADE A
OFFICE ACCOMMODATION
325.1 SQ.M (3,498 SQ.FT)

CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH



UNIT 5 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.

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 glazing throughout.
- 10 on site secure car parking spaces.
- Attractive landscaped environment.

FLOOR AREA

TOTAL	325.1 SQ.M	(3,498 SQ.FT)
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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

£32,200 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.

VAT

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

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 Brian Ricketts, Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

Email: brianricketts@hwandp.co.uk

Details Updated December 2019 **Subject to Contract**



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