

# UNIT 5

LIVERPOOL INTERNATIONAL BUSINESS PARK  
DE HAVILLAND DRIVE  
L24 8RN



# TO LET

**PRESTIGIOUS GRADE A  
OFFICE ACCOMMODATION  
284.6 SQ.M (3,064 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 | 284.6 SQ.M | (3,064 SQ.FT) |
|-------|------------|---------------|

## 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

£33,000 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

Email: [brianricketts@hwdnp.co.uk](mailto:brianricketts@hwdnp.co.uk)

Details Updated August 2022

## Subject to Contract



Based upon an Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright. Licence No 100020449

[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

Misrepresentation Act 1967. These details are provided only 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.

**Hitchcock Wright**  
ESTATE AGENTS & PARTNERS

**0151 227 3400**  
[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)