

18

FARADAY ROAD

WAVERTREE  
TECHPARK  
LIVERPOOL

## TO LET

Highly attractive self contained HQ style  
Office/Commercial Building  
**691.93 sq m (7,448 sq ft)**



Enter

# 18

## FARADAY ROAD

HOME | **ACCOMMODATION** | THE TECH PARK / AERIAL | LOCATION | CONTACT

**WAVERTREE  
TECHPARK**  
LIVERPOOL

### DESCRIPTION

Unit 18 provides an attractive pavilion style single storey unit with metal profile, dual pitched roof and single profile cladding to principal elevations. The building has excellent natural light with window relief to the main elevations.

### SPECIFICATION

The building comprises the following:

- Metal double glazed window units.
- 28 Dedicated on site car parking spaces
- Attractive open plan floor plate.
- Strategic location.

### CAR PARKING

The building has the benefit of 28 onsite car parking spaces.

### FLOOR AREA

691.93 sqm (7,448 sqft)

### LEASE TERMS

Upon request.

### RENTAL

Upon request.

### VAT

VAT will be charged at the current rate.

### SERVICE CHARGE

A service charge will be payable in addition to cover estate services.



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### SITUATION

#### Local Transport

There are excellent public transport facilities in and around Wavertree Tech Park. A Merseyrail train station is located on the park and provides services to the wider Merseyside region. Numerous bus services run along Edge Lane.

#### By Train

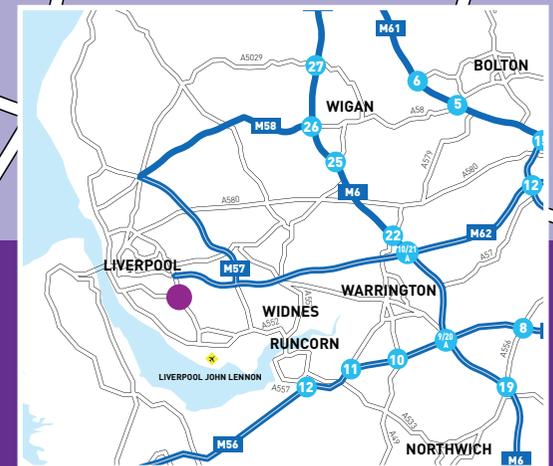
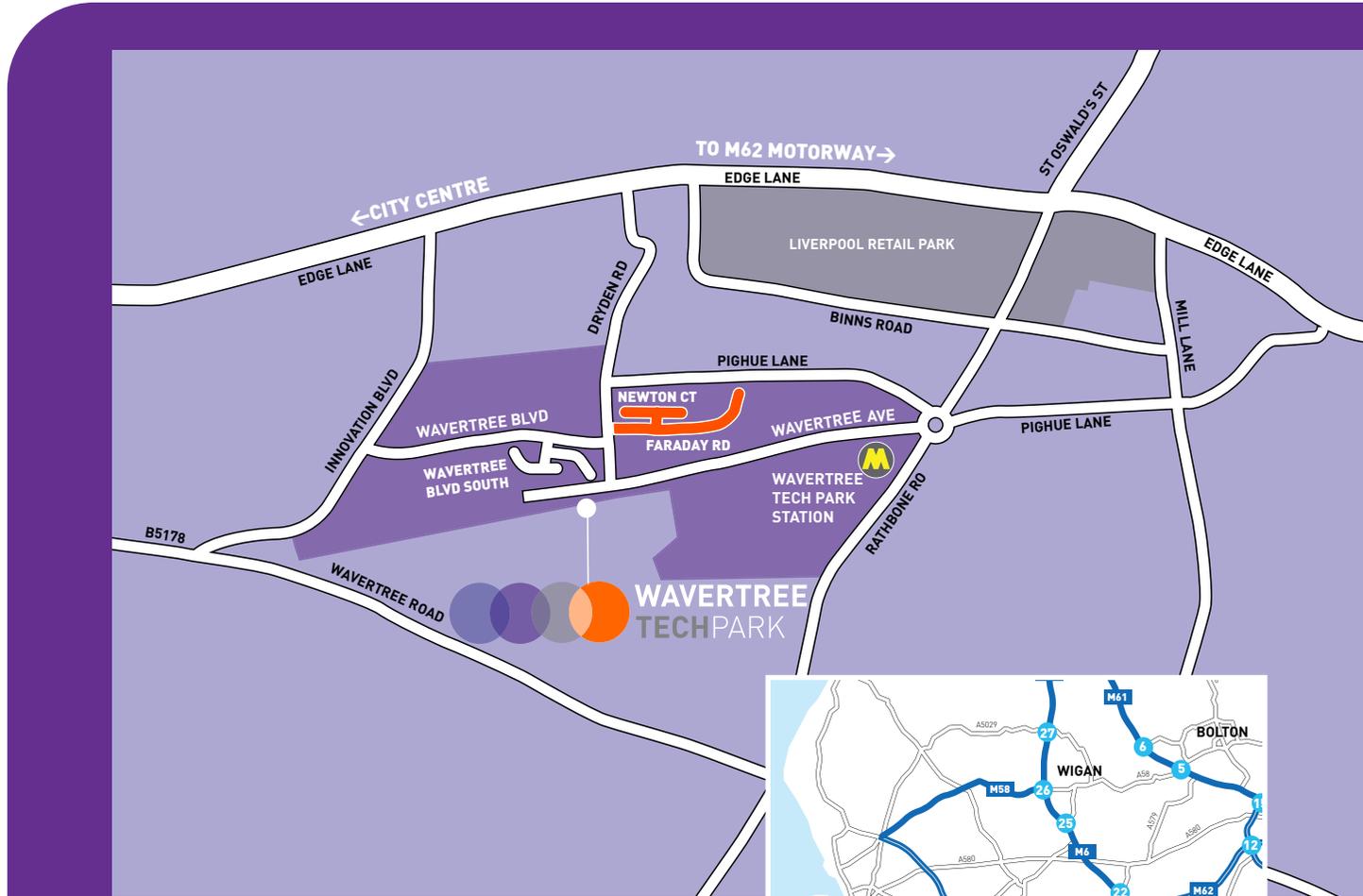
Liverpool Lime Street provides mainline service connections to all major UK towns and cities. London Euston is just over 2 hours away with trains leaving hourly.

#### By Air

Liverpool John Lennon Airport, the fastest growing airport in the UK, is within 15 minutes by car and Manchester Airport is within 45 minutes drive time.

#### By Road

The M62 is within a 5 minute drive and provides easy access to the M57, M58, M56 and the national motorway network.





**VIEWING & FURTHER INFORMATION**

Strictly by appointment through the joint letting agents:

**Hitchcock Wright**  
CHARTERED SURVEYORS & PARTNERS  
**0151 227 3400**

**Brian Ricketts**  
Email: [brianricketts@hwandp.co.uk](mailto:brianricketts@hwandp.co.uk)



**Remi Smith**  
Email: [remi.smith@avisonyoung.com](mailto:remi.smith@avisonyoung.com)

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Subject to Contract

