



TO LET NEWLY REFURBISHED 2ND FLOOR OFFICE SPACE
3,400 SQ.FT. (315.86 SQ.M.)

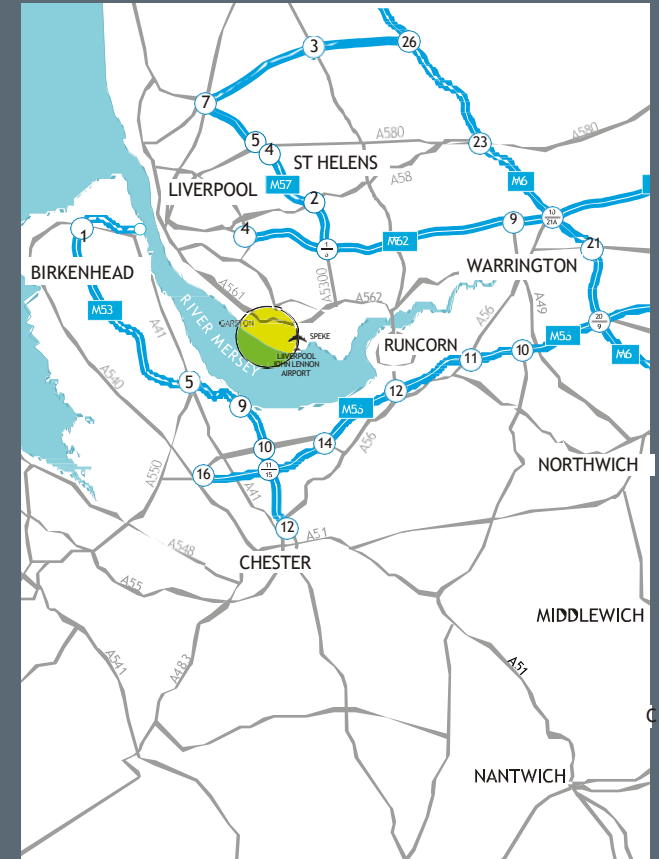
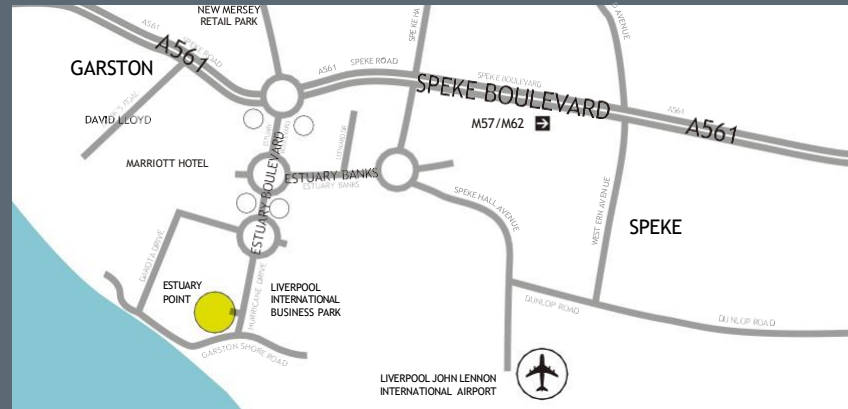
UNIT 1 HURRICANE COURT, HURRICANE DRIVE, ESTUARY PARK
LIVERPOOL L24 8RL

Location

Hurricane Court is located at the centre of Liverpool International Business Park. The park is 6 miles south east of Liverpool city centre, 30 miles west of Manchester and only 1 mile west of Liverpool John Lennon Airport.

Liverpool International Business Park is Liverpool's premier business park location providing a mix of uses including office, warehousing, research and development together with a range of leisure and hotel amenities. The park contains Crown Plaza and Holiday Inn hotels and a David Lloyd Leisure club. New Mersey Retail Park is less than a mile to the north and includes occupiers such as M&S, Next, Boots and B&Q.

Estuary Commerce Park is immediately adjacent and comprises 40 hectares (98 acres) of high quality commercial space with occupiers including Lloyds and DHL.



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Situation



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Description

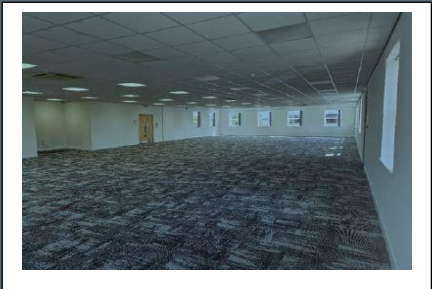
The subject property comprises Unit 1 Hurricane Court within the successful Liverpool International Business Park development. The wider Hurricane Court development provides a total of 19 buildings and over 8,361 sq m (90,000 sq ft). The buildings provide modern office accommodation including air conditioning, raised floors, recessed lighting and lift. Externally the building sits in a landscaped estate and provides the right to use a total of 48 car parking spaces providing an excellent ration of 1 space per 19.41 sq m (1 space per 209 sq ft).



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Accommodation

Floor	Sq m	Sq ft
Second	315.9	3,400
TOTAL	315.9	3,400



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Lease Terms

The accommodation is available by way of an effective FR & I new lease for a term of years to be agreed.

Rental

Upon request.

VAT

All prices quoted are subject 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 purchase/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 license 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.



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Contact

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Misrepresentation Act: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract.

March 2019.

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