

UNIT 9 HURRICANE COURT LIVERPOOL, L24 8RL



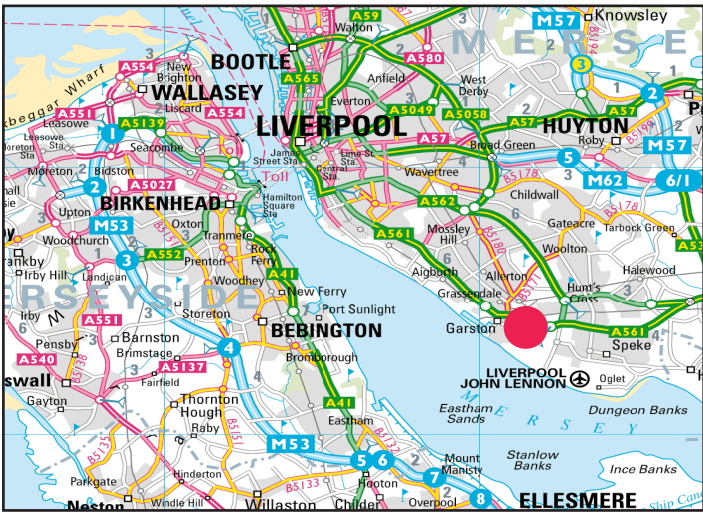
TO LET

**HIGH QUALITY SELF-CONTAINED GROUND FLOOR OFFICE
ACCOMMODATION IN ATTRACTIVE LANDSCAPED BUSINESS
PARK SETTING**

1,035 SQ.FT. (96.15 SQ.M.)

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

UNIT 9, HURRICANE COURT, LIVERPOOL



LOCATION

The property is situated within Hurricane Court, a popular office development located within Liverpool International Business Park. LIBP is the major Business Park in South Liverpool and benefits from excellent communications to the Merseyside area and the national motorway network via Speke Boulevard (A561) and the M56/M57.

LIBP is also situated in close proximity to John Lennon Airport and benefits from good public transport connections via Mersey Rail and Intercity services at Liverpool South Parkway.

DESCRIPTION

The accommodation is situated on the first floor and is within a modern self contained office building of steel frame construction with attractive glass/brick elevations.

The accommodation is open plan and benefits from good natural daylighting and is in excellent decorative order. Additional illumination is provided by lighting set within a suspended ceiling. Heating and cooling is provided by a ceiling mounted air conditioning unit. IT and electric services are within the raised floor. The Common parts provide male and female wc's and a disabled wc. Externally there is ample car parking adjacent to the building.

LEASE TERM

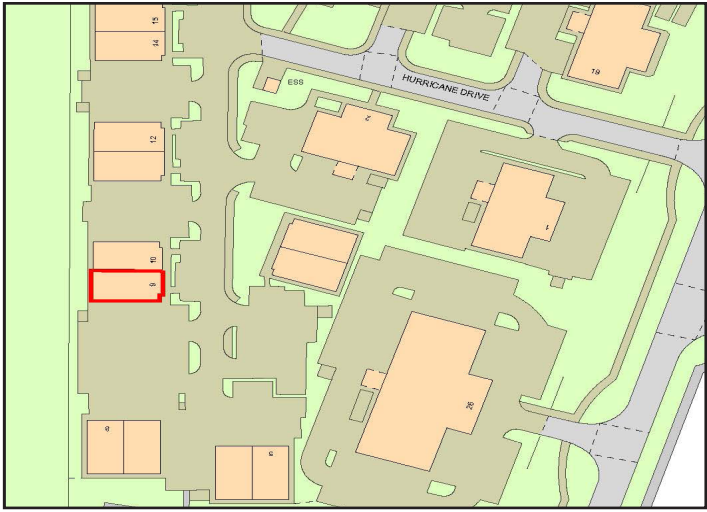
Flexible lease terms are available for a term of years to be agreed

RENTAL

£15,000 per annum exclusive

ESTATE CHARGE

An estate charge is payable to cover the costs of maintenance of the estate roads, landscaping etc. Further details upon request.



EPC

EPC Rating: B47 (Copy available on request).

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the assignment and any consents thereto.

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

E-mail: brianricketts@hwandp.co.uk

Subject to Contract

Details Prepared October 2024