

TO LET

Headquarters Style Office
Building in Business Park
Style Setting.

Fully Self Contained with 16
On Site Car Spaces
3,282 sq.ft. (304.9 sqm)

**UNIT 1-3 MERIDIAN
BUSINESS VILLAGE,
WOODEND AVENUE,
LIVERPOOL, L24 9LG**

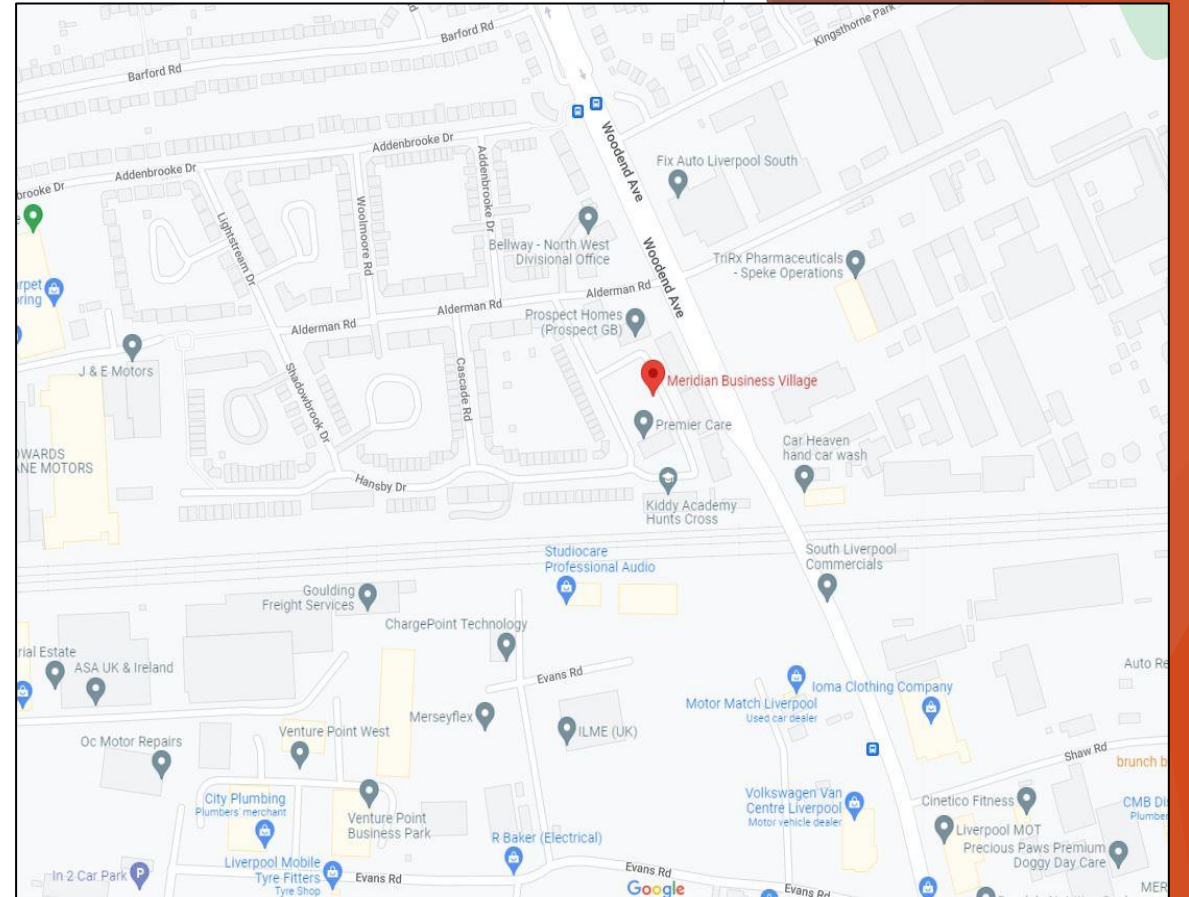




LOCATION

Meridian Business Village is situated fronting onto Woodend Avenue within the well services area of Hunts Cross, just outside Speke. The office space is only a short walk from Hunts Cross Retail Park, which includes Asda, Boots, Halifax Bank and eating establishments such as Subway, KFC and McDonald's.

- Meridian Business Village is well located being just 6.5 miles from Liverpool City Centre and 6 miles from the M57/M62 motorway junction. The excellent public transport networks allow for access via Hunts Cross train station, and numerous bus stops along Woodend Avenue.
- Excellent public transport connections
- Within a well services out of town area
- On-site parking
- Own front door





SPECIFICATION

- Self contained offices arranged over ground and first floor
- High quality fully glazed partitioning throughout
- 16 On site car spaces
- LG7 VDU lighting
- Canteen area at ground floor level
- Fully networked
- Full central heating

TENURE

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

Available upon Request.

EPC

Band B43

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.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of the lease and any stamp duty thereon.

VAT

This property is opted for tax and therefore VAT is levied on the rental element of any letting.



CONTACT/VIEWING

For any further information please contact Hitchcock Wright & Partners

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www.hitchcockwright.co.uk

Or via our joint agents Mason Owen

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Details prepared April 2022

Hitchcock Wright
CHARTERED SURVEYORS & Partners

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