



Meridian Business Village

TO LET

Meridian Business Village, Woodend Avenue
Hunts Cross Liverpool, L24 9LG

High quality self contained offices
with on-site car parking from
1,384 sq ft (128 sq m)

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Meridian Business Village

About Meridian Business Village

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Meridian Business Village is a thriving business community in one of Liverpool's most in demand commercial locations. The village sits in a landscaped environment and offers generous on-site car parking facilities, outdoor space and an advanced security specification.

There are currently just two self-contained office units available:

- **Unit 17** 1,384 sq ft – (128 sq m)
- **Unit 25** 2,695 sq ft – (250 sq m)

Ready for immediate occupation, unit 25 offers two spacious floors of open-plan offices, with unit 17 offering ground floor office space. Both units can be adapted to serve a variety of preferences and configurations.

Meridian Business Village is complemented by its immediate surroundings, including a variety of high quality homes from reputable house builders such as Bellway Homes, giving the area a well maintained, contemporary feel in keeping with the qualities offered in the Business Village.

As well as being exceptionally well served for everyday shopping and transport needs, staff at Meridian Business Village can enjoy the ultimate in childcare convenience with an on-site nursery, Kiddy Academy Day Nurseries, providing a welcoming, nurturing and stimulating environment.





Meridian Business Village lies at the heart of South Liverpool's commercial district, with local occupiers including:

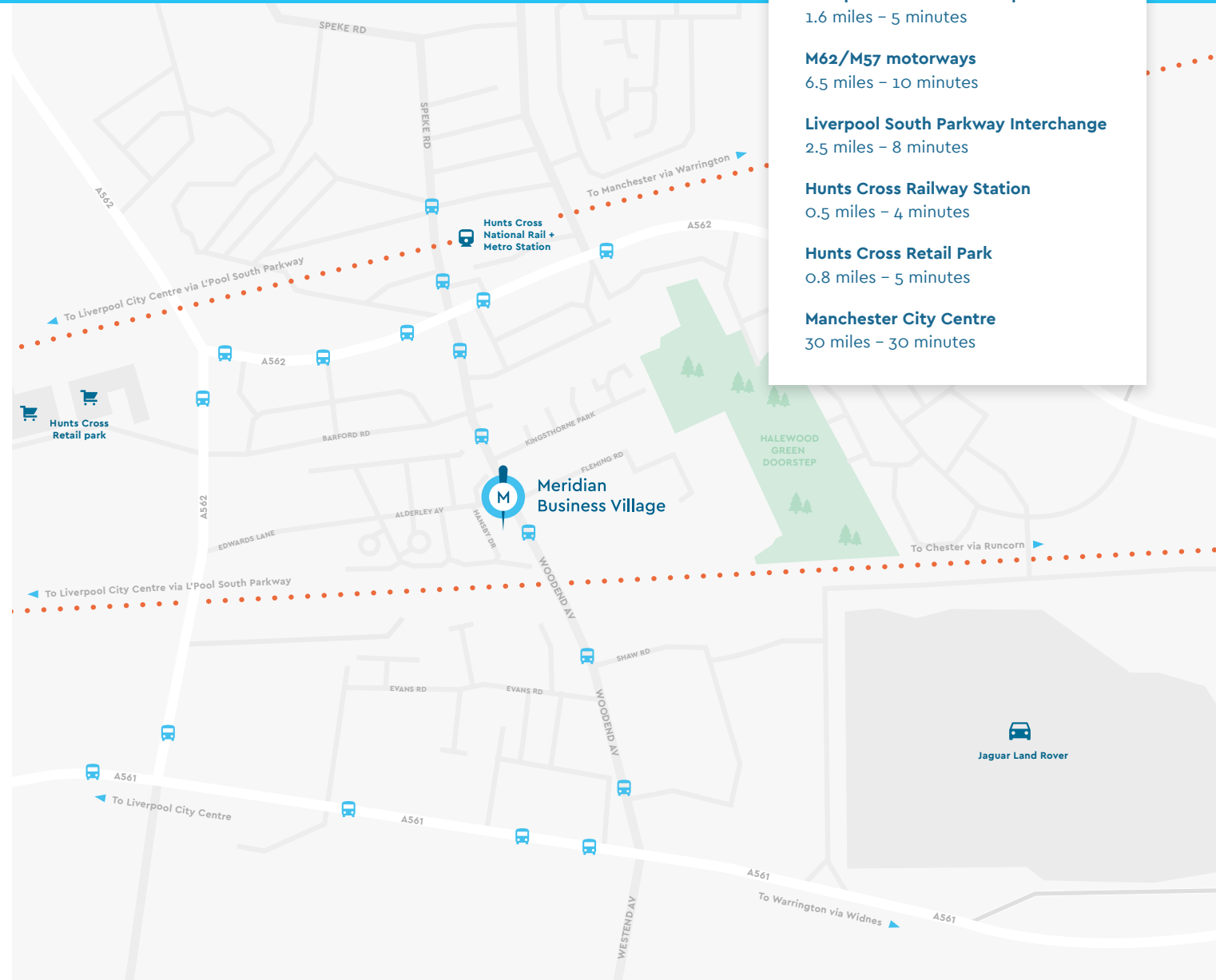
- **Jaguar Ford**
- **Arvarto Bertelsmann**
- **HBOS**
- **DHL**
- **Communis**

Extensive shopping and leisure facilities are in close proximity including Hunts Cross Retail Park, the Speke Centre, New Mersey Shopping Park (including **Next, ASDA, Morrisons, TK Maxx, JD Sports** and **Boots**) and the Crown Plaza Hotel.

Local amenities includes four banks, a Co-Operative supermarket, post office and a selection of cafes and light eating outlets.

Liverpool John Lennon Airport is in close proximity, with extensive communication networks nearby including Speke Boulevard leading to the **M62, M56, M57 AND M6, Hunts Cross Railway Station** and **Liverpool South Parkway Interchange**.

Meridian Business Village is well served by public transport including Hunts Cross Railway Station, Liverpool South Parkway Interchange and a choice of local bus routes.



Distances & Drive Times

Liverpool City Centre
7 miles – 15 minutes

Liverpool John Lennon Airport
1.6 miles – 5 minutes

M62/M57 motorways
6.5 miles – 10 minutes

Liverpool South Parkway Interchange
2.5 miles – 8 minutes

Hunts Cross Railway Station
0.5 miles – 4 minutes

Hunts Cross Retail Park
0.8 miles – 5 minutes

Manchester City Centre
30 miles – 30 minutes





Specifications include:

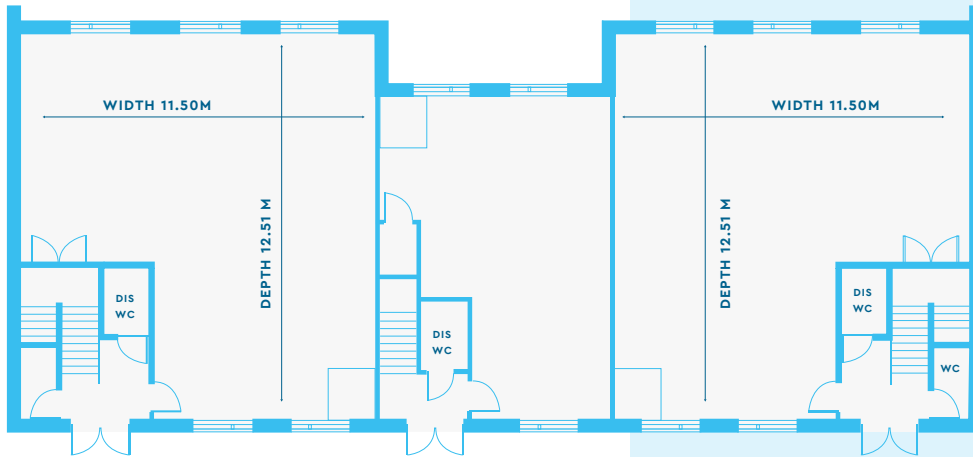
- **Gas-fired central heating**
- **Suspended ceilings with recessed LG3 compliant lighting**
- **3-Compartment power and data perimeter trunking**
- **Ready for immediate occupation, decorated and carpeted**
- **Double glazed throughout**
- **24 Hour CCTV security**
- **Two WC'S per unit including disabled facilities**
- **Generous car parking allocation**
- **Unit 25 - 8 spaces / Unit 17 - 4 spaces**



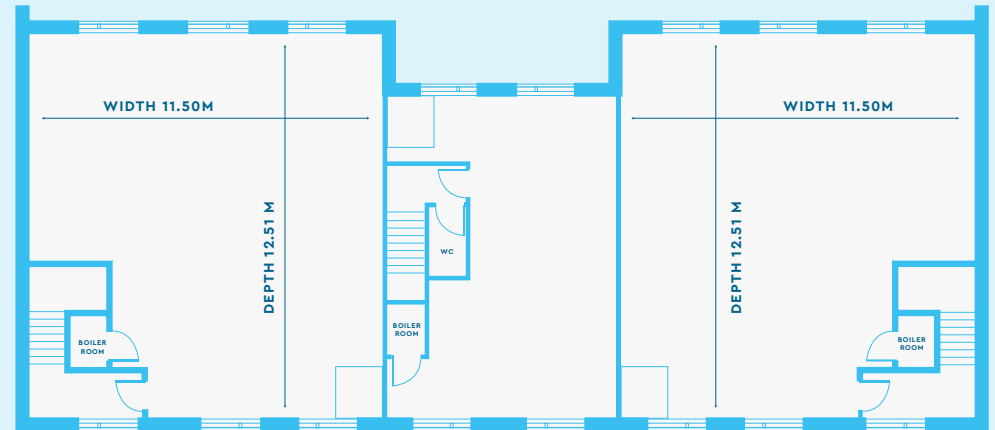


▶ [View Unit 17 Floor Plan](#)

Ground Floor
Indicative



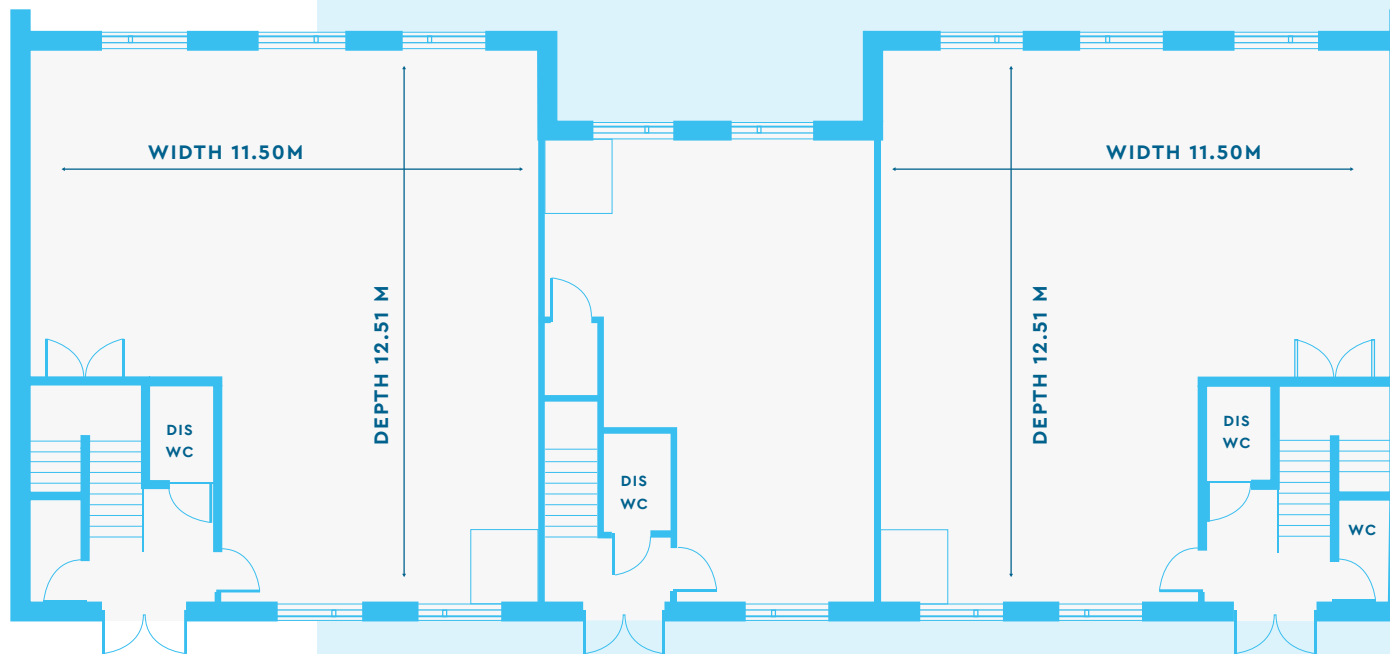
First Floor
Indicative





[Return to Unit 25 Floor Plans](#)

Ground Floor
Indicative





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○ **Terms**

Units are available To Let.

○ **Viewing**

By appointment with the joint agents.

○ **VAT**

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

○ **Legal Costs**

Each party to be responsible for their own legal costs incurred in the transaction.

○ **Service Charge**

A service charge is applicable as a contribution to the upkeep and maintenance of the property.

○ **EPC**

The property is EPC rated B43. A full copy of the EPC certificate can be obtained at www.epcregister.com

Please contact the joint agents for further details...



Hitchcock Wright & Partners
CHARTERED SURVEYORS
0151 227 3400
www.hitchcockwright.co.uk

Brian Ricketts
brianricketts@hwardp.co.uk



**mason
owen...**
0151 242 3000
www.masonowen.com

Mark Coulthurst
mark.coulthurst@masonowen.com

Louis Holt
louis.holt@masonowen.com