

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)

> > **ENTER BROCHURE**





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:

O Unit 17 1,384 sq ft - (128 sq m)

O 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.





Location

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

Jaguar Ford

Arvarto Bertelsmann

O HBOS

O DHL

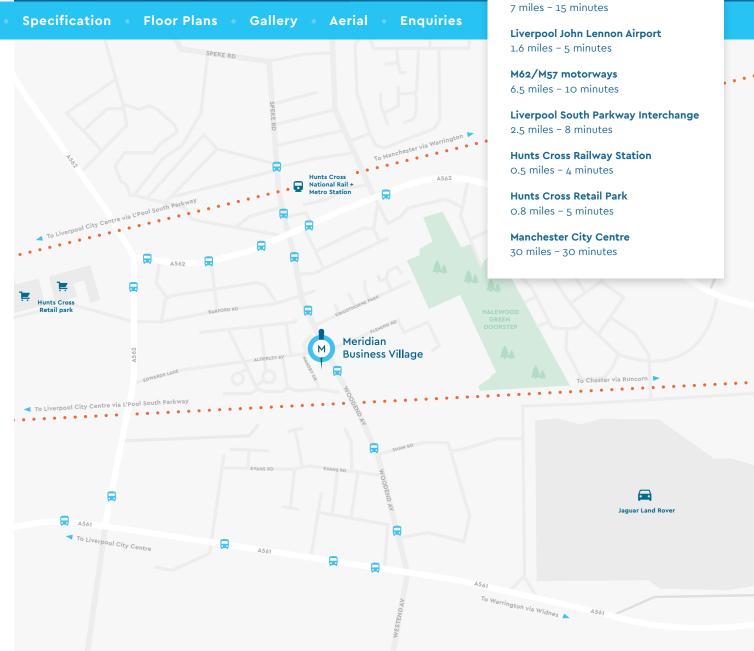
Communisis

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



Site Plan

Enquiries Site Plan Specification Floor Plans Gallery Home About Location • Aerial **Available units WOODEND AVENUE** to liverpoo l UNIT 17 UNIT 19 UNIT 21 UNIT 15 UNIT 23 UNIT 25 UNIT 7 ^{ALDERMAN} AVENUE UNIT 5 UNIT 41 UNIT 31 UNIT 43 UNIT 1 UNIT 33 UNIT 3 UNIT 45 UNIT 35 UNIT 37 **HANSBY DRIVE**



Specifications

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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
- O 24 Hour CCTV security
- Two WC'S per unit including disabled facilities
- Generous car parking allocation
- O Unit 25 8 spaces / Unit 17 4 spaces





Unit 25 Floor Plan

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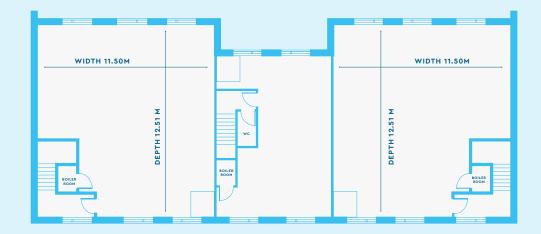
▶ View Unit 17 Floor Plan

WIDTH 11.50M

Ground Floor Indicative

WIDTH 11.50M

First Floor Indicative



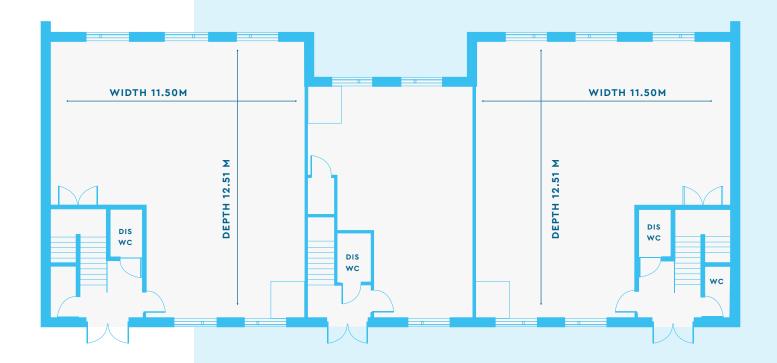


Unit 17 Floor Plan

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◄ Return to Unit 25 Floor Plans

Ground Floor Indicative





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Enquiries

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O Terms

Units are available To Let.

O Viewing

By appointment with the joint agents.

O 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.

O Service Charge

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

O 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...



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