

# TO LET

- Recently Refurbished
- Self Contained Two-Storey Modern Office Accommodation
- Well Established Business Park Location
- Modern Open Plan Office
- Designated On-Site Parking for 8 Vehicles
- 2,703 sq.ft. (251.21 sq.m.)

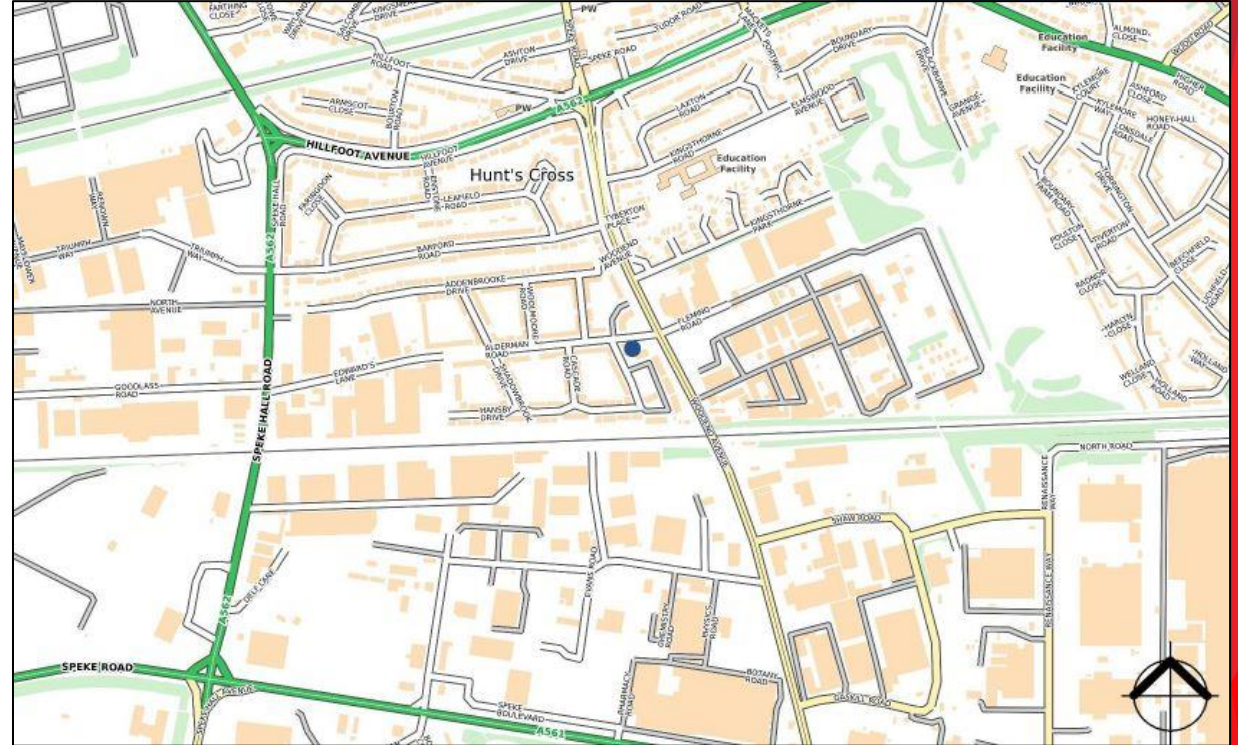
**UNIT 5 MERIDIAN BUSINESS  
VILLAGE  
WOODEND AVENUE  
LIVERPOOL  
L24 9LG**



## 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.



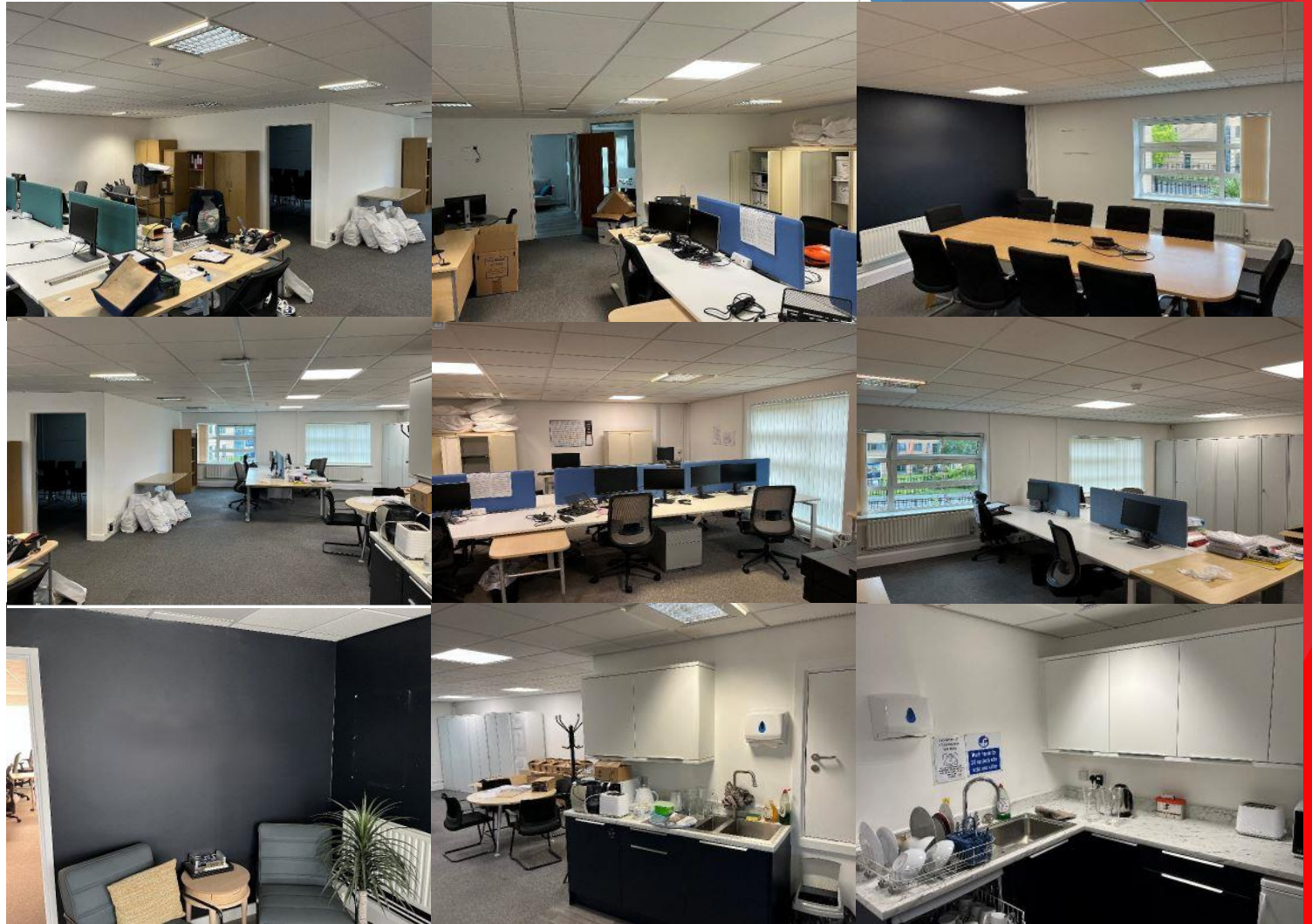
## DESCRIPTION

Meridian Business Village provides a variety of modern office units situated in a secure out of town setting.

The unit is arranged over ground and first floor levels and benefitting from dedicated on site car parking. The unit has been refurbished.

## FLOOR AREA

2,703 sq.ft. (151.21 sq.m.)



## TERM

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

## SERVICES

All mains services connected. Air conditioning and central heating.

## RENTAL

£11.00 per square foot per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

## EPC

B50

## BUSINESS RATES

To be re-assessed.

## VAT

All figures are exclusive of VAT which will be charged 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 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 and any stamp duty thereon in connection with the transaction.



## CONTACT/VIEWING

For any further information please contact the sole agents  
Hitchcock Wright & Partners

[brianricketts@hwandp.co.uk](mailto:brianricketts@hwandp.co.uk)

Tel No. 0151 227 3400

Mobile: 07970 837 454

[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

Details Prepared June 2026