**TO LET**

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

**HIGH QUALITY OFFICE SPACE**

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Call now 0151 242 3000
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- Excellent public transport connections

- Within a well serviced out of town area

- On-site parking

- Own front door

**LOCATION**

Meridian Business Village is situated fronting onto Woodend Avenue within the well serviced 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.

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



## Availability

Self-contained offices arranged over ground and first floor.

| Unit | Sq Ft | Sq M | Floor | Rent PA | Insurance | Service Charge PA | Car Park Spaces |
|------|-------|------|-------|---------|-----------|-------------------|-----------------|
| **15** | 1,380 | 128.2 | Whole Unit (Available April 2022) | £12,500 | £394.61 | £1280 | 4 |
| **17** | 2,695 | 250.40 | Whole Unit | £24,255 | £747.34 | £2,500 | 8 |
| **29** | 2,695 | 250.40 | Whole Unit | £24,255 | £763.79 | £2,500 | 8 |

## Tenure

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

## EPC

Band B43

## Legal costs

Each party to be responsible for their own legal costs.

*Agents Note:*
*Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.*

## Viewing

Mark Coulthurst

t.    0151 242 3123

m.   07767 685 598

e.    mark.coulthurst@masonowen.com

Or via our joint agents Hitchcock Wright

0151 227 3400 Contact Brian Ricketts

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