

**21 MERTON ROAD  
BOOTLE  
LIVERPOOL, L20 3BJ**

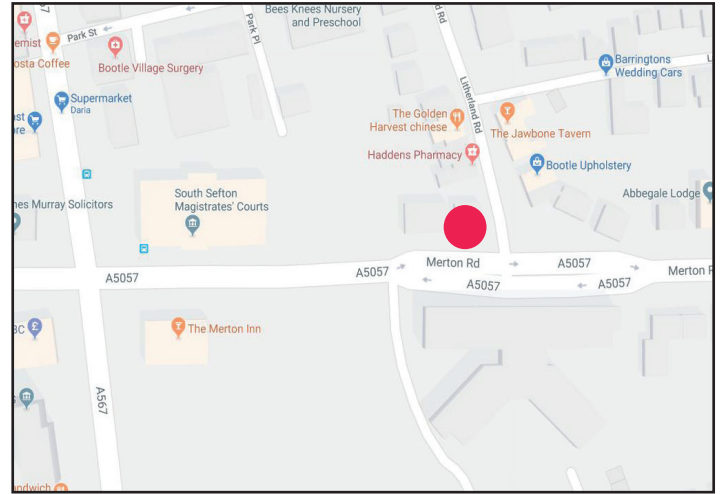
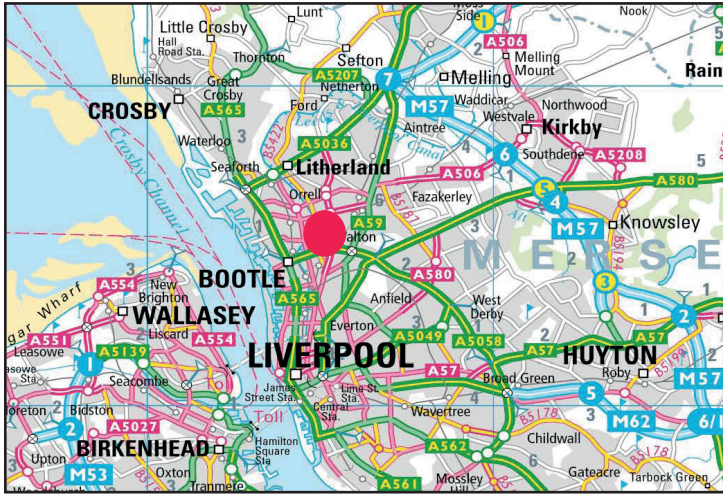


**TO LET**  
**ATTRACTIVE SERVICED OFFICES**  
**AVAILABLE**

CONTACT HITCHCOCK WRIGHT & PARTNERS  
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L2 9SH

**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners  
**0151 227 3400**  
[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

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## LOCATION

The offices are located within Bootle town centre off Stanley Road. Nearby occupiers include Costa Coffee & HSBC as well as a number of office occupiers and the Strand Shopping Centre.

## DESCRIPTION

The offices are recently refurbished and furnished to an attractive specification. The all inclusive rent includes:

- Allocated parking (limited)
- Bike parking
- Tea & Coffee facilities
- High speed broadband
- Mail handling
- Printing room
- Boardroom/meeting room (extra charge)
- 24 hr CCTV
- Virtual telephonist
- Cleaned daily

## LEASE TERMS

Flexible lease terms are available.

## VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

## ACCOMMODATION & RENT

The current availability is:

Suite	Rent per month
4-6 person per office	£625 + VAT
1-3 person per office	£325 + VAT
1-4 person per office	£425 + VAT
1-5 person per office	£525 + VAT

The above costs are inclusive of utilities, service charge and business rates. Smart screen included.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through Chris Michael, Hitchcock Wright Partners. Ref: CCM

Tel. No. (0151) 227 3400  
Fax No. (0151) 227 3010  
Email: [chrismichael@hwandp.co.uk](mailto:chrismichael@hwandp.co.uk)

Details Prepared February 2019

Subject to Contract

Link to virtual office tour:

<http://alfice.co.uk/alfice360Vu.html>  
(Office Suite)

[www.360vu.co.uk/BasicVu/721203BVu141218.html](http://www.360vu.co.uk/BasicVu/721203BVu141218.html)  
(Boardroom & Print Room)

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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