

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

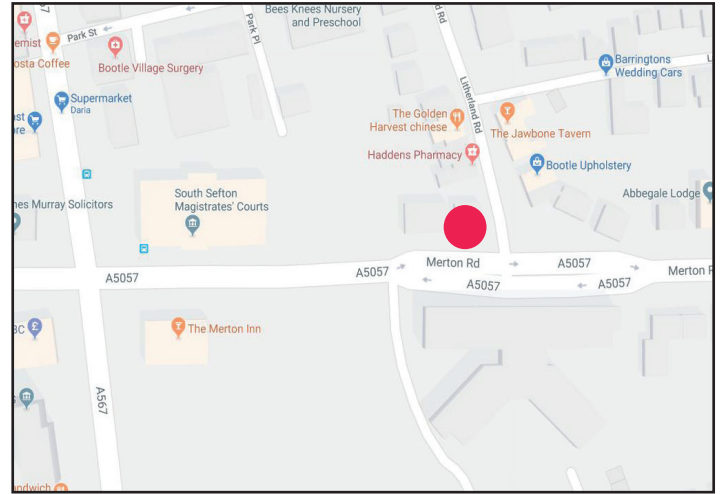
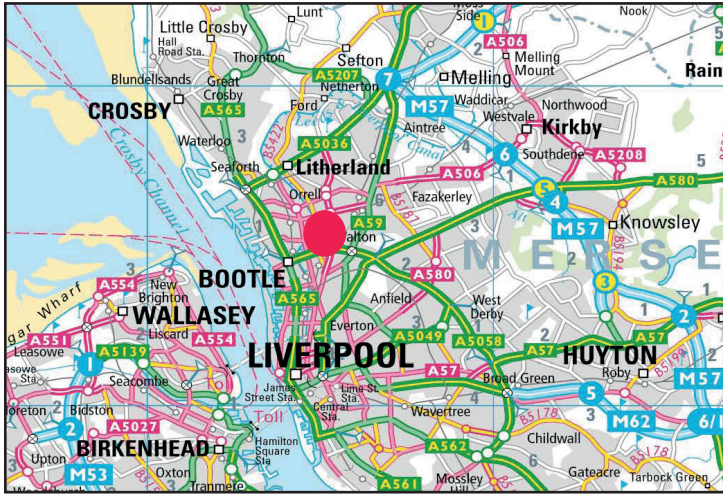


TO LET
ATTRACTIVE SERVICED OFFICES
AVAILABLE

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



21 MERTON ROAD, BOOTLE, LIVERPOOL, L20 3BJ



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.

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.

VIEWING & FURTHER INFORMATION

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

Tel. No. (0151) 227 3400

Email: chrismichael@hwandp.co.uk

Details Prepared January 2020

Subject to Contract

Link to virtual office tour:

<http://alface.co.uk/alface360Vu.html>

(Office Suite)

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.

www.hitchcockwright.co.uk

Hitchcock Wright
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