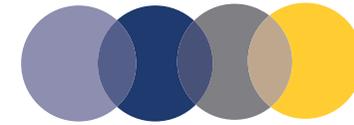


TO LET

UNIT 2EFG - 1,878 SQ.FT. (174.47 SQ.M.)

UNIT 4D - 2,000 SQ.FT. (185.80 SQ.M.)

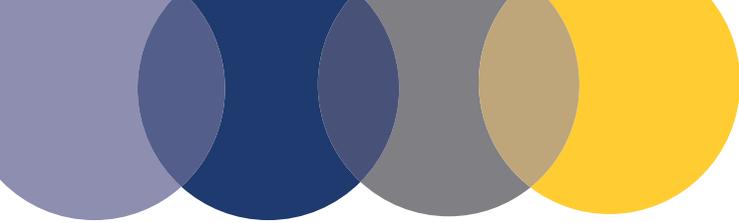
UNIT 4G - 1,000 SQ.FT. (92.90 SQ.M.)



**WAVERTREE  
TECHPARK**  
LIVERPOOL

# NEWTON COURT





**ALL UNITS HAVE**

**P** Ample parking available

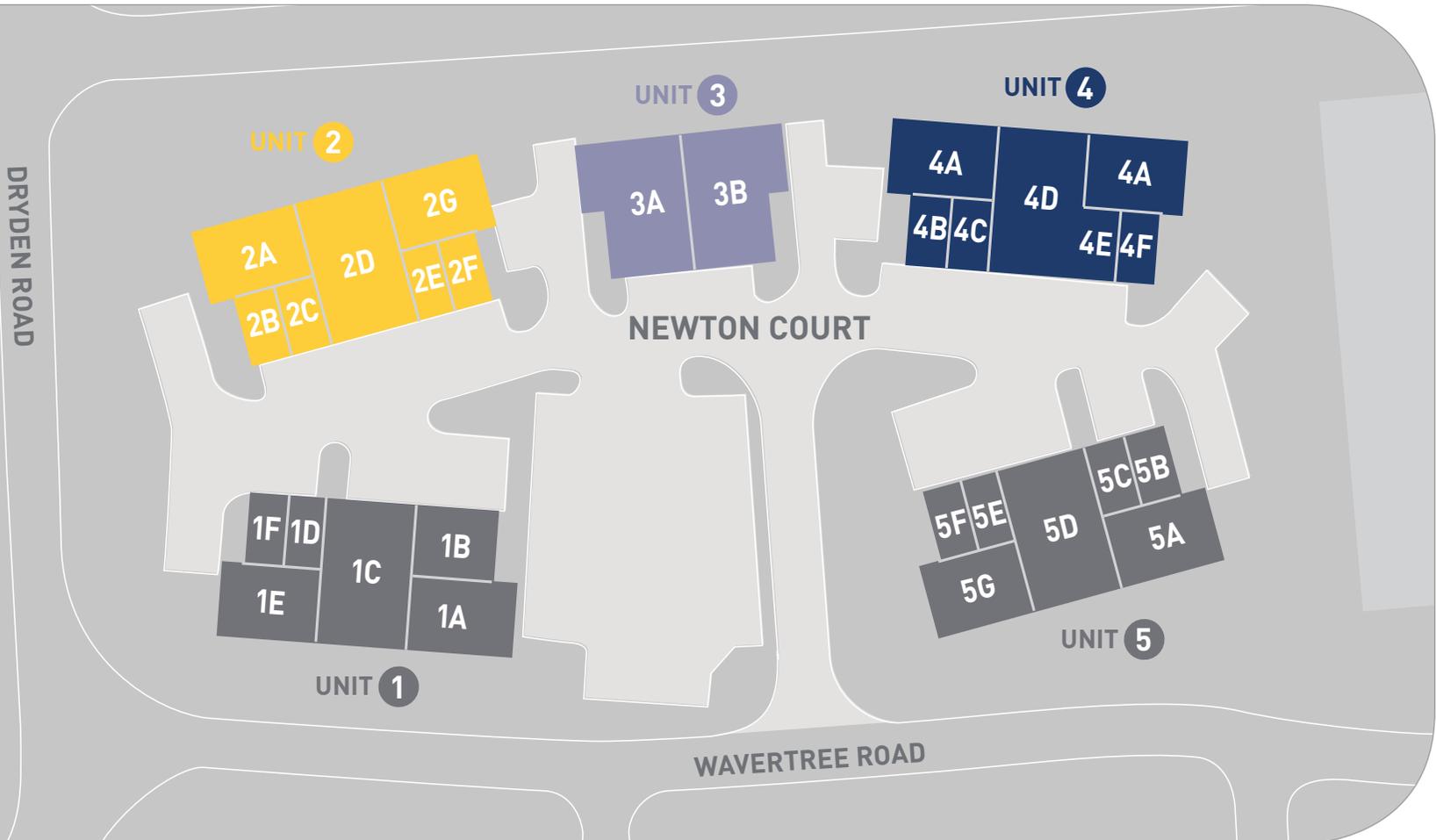
**I** Self-contained

**E** Secure site via barrier system

**S** Offices are well provided with natural light via extensive glazing

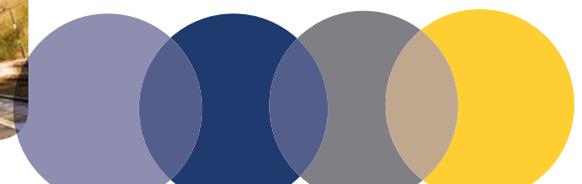
**C** Flexible business units

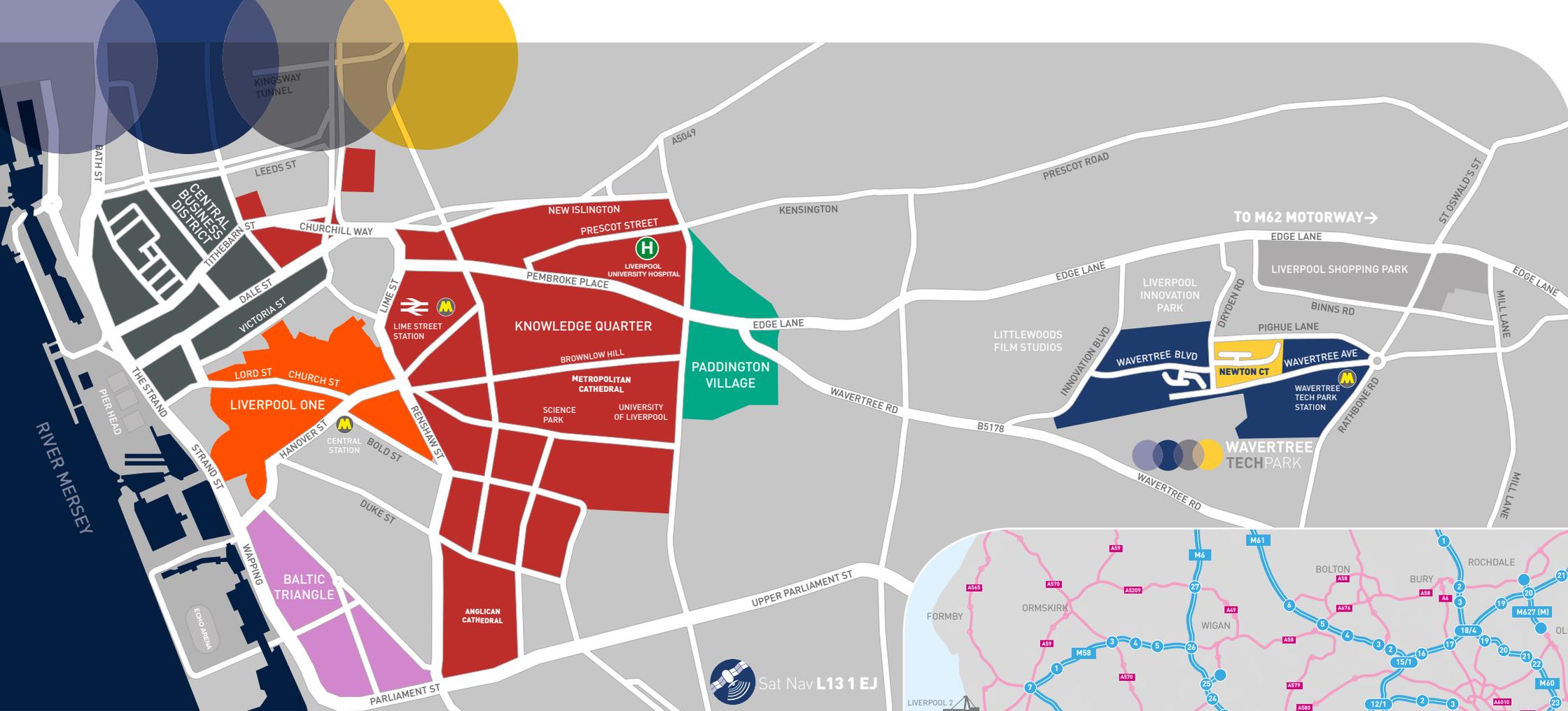
**C** Suitable for a number of uses subject to planning



**CURRENT AVAILABILITY**

UNIT	SQ M	SQ FT
<b>2EFG</b>	174.5	1,878
<b>4D</b>	185.80	2,000
<b>4G</b>	92.90	1,000





## NEWTON COURT

Newton Court, part of Wavertree Tech Park, is conveniently located close to Edge Lane, a vibrant area within the City Region and is surrounded by excellent transport facilities, amenities with particular emphasis on the new Liverpool Shopping Park, with easy access to the M62.



## CONNECTIVITY

There are excellent public transport facilities in and around Wavertree Tech Park. A Merseyrail train station is located on the park and provides services to the wider Merseyside region. Numerous bus services run along Edge Lane.



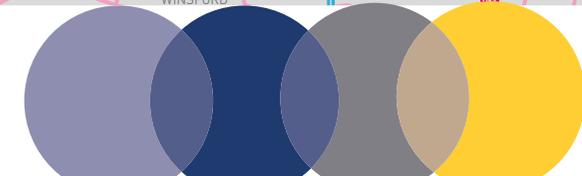
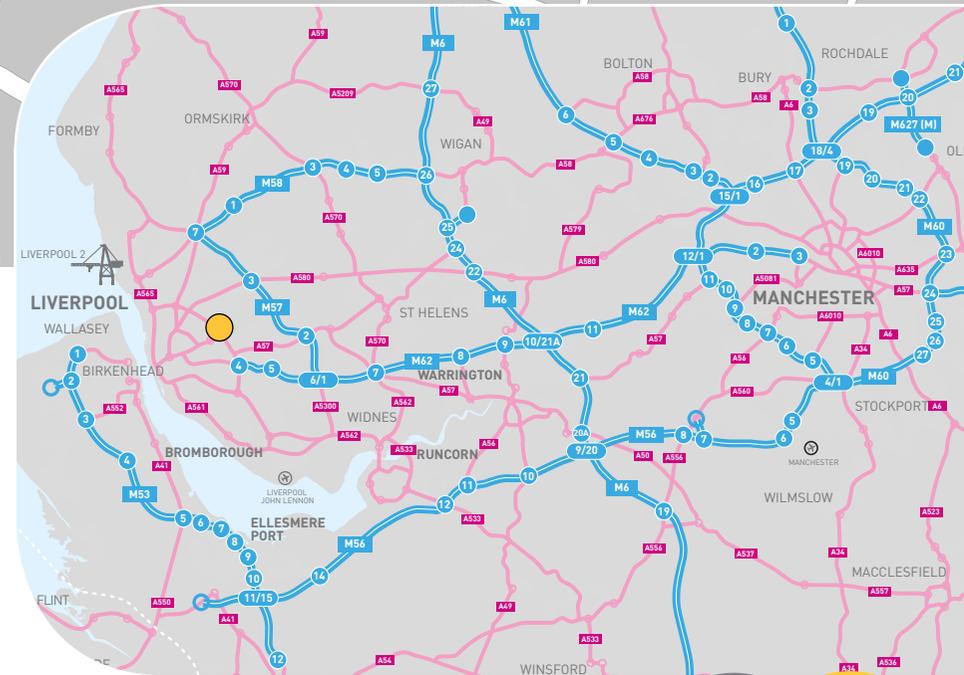
Liverpool Lime Street provides mainline service connections to all major UK towns and cities. London Euston is just over 2 hours away with trains leaving hourly.



Liverpool John Lennon Airport, the fastest growing airport in the UK, is a 15 minutes drive and Manchester Airport is a 45 minutes drive.



The M62 is within a 5 minute drive and provides easy access to the M57, M58, M6, M56 and the national motorway network.





**FURTHER INFORMATION & VIEWING**



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**0151 227 3400**

Brian Ricketts  
[Brian.Ricketts@hwardp.co.uk](mailto:Brian.Ricketts@hwardp.co.uk)

**TERMS**

Accommodation is available on flexible lease terms by negotiation.

**VAT**

VAT will be charged at the current rate.

**SERVICE CHARGE**

A service charge will be payable in addition to rent.

**Important Notice**

These particulars do not form part of any contract. The agents nor any of their directors, employees or agents is authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. May 2018

