TO LET

UNIT 2EFG - 1,878 SQ.FT. (174.47 SQ.M.)
UNIT 4D - 2,000 SQ.FT. (185.80 SQ.M.)
UNIT 2D - 1,933 SQ.FT. (179.58 SQ.M.)

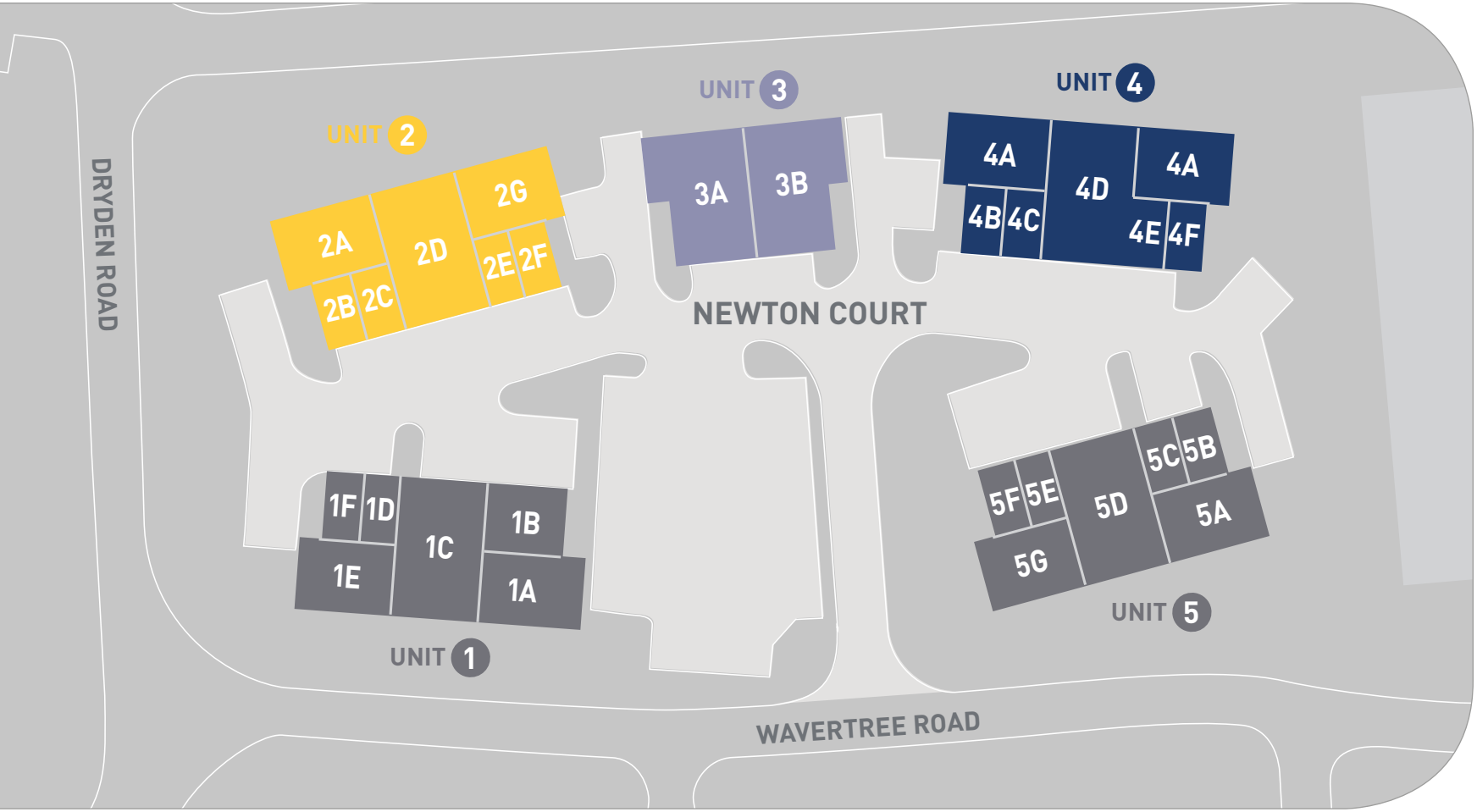
WAVERTREE TECHPARK
LIVERPOOL

NEWTON COURT



ALL UNITS HAVE

- Ample parking available
- Secure site via barrier system
- Flexible business units
- Self-contained
- Offices are well provided with natural light via extensive glazing
- Suitable for a number of uses subject to planning



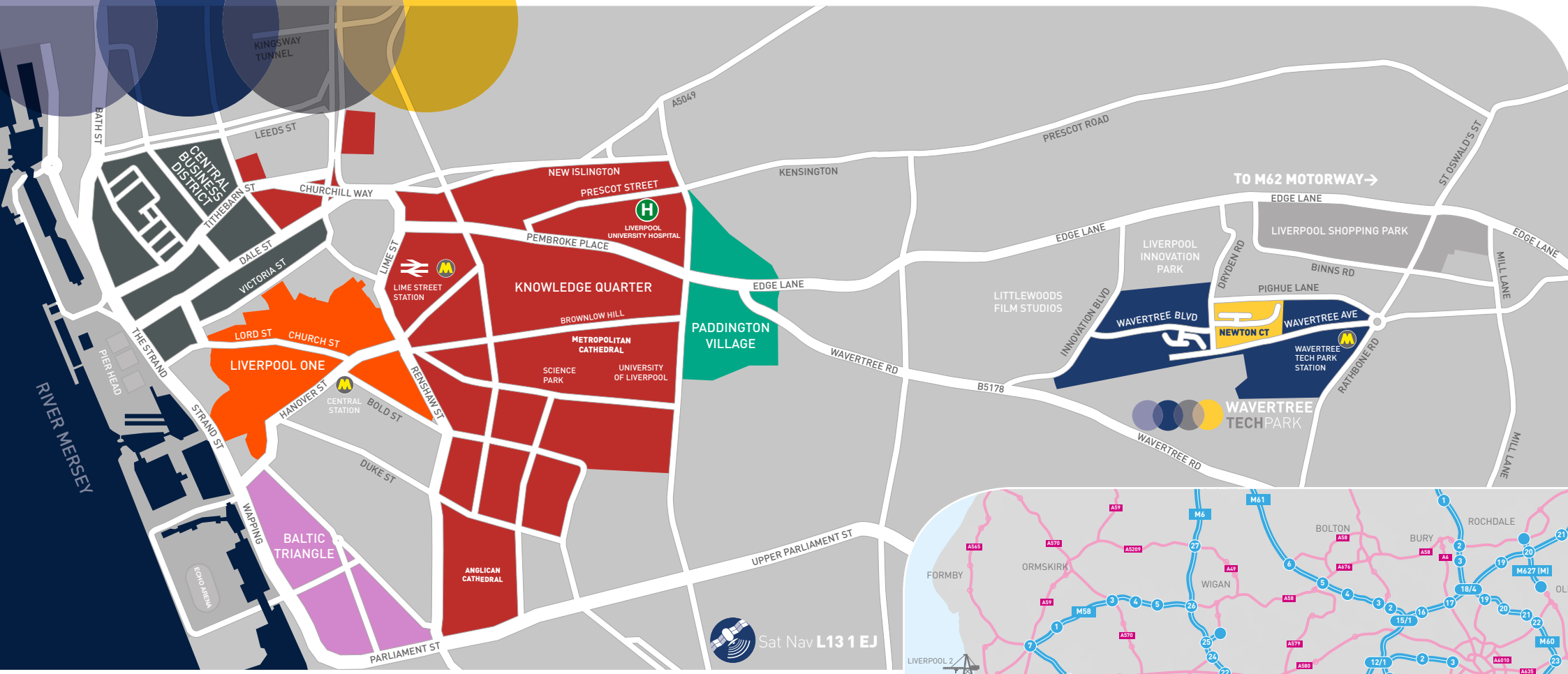
CURRENT AVAILABILITY

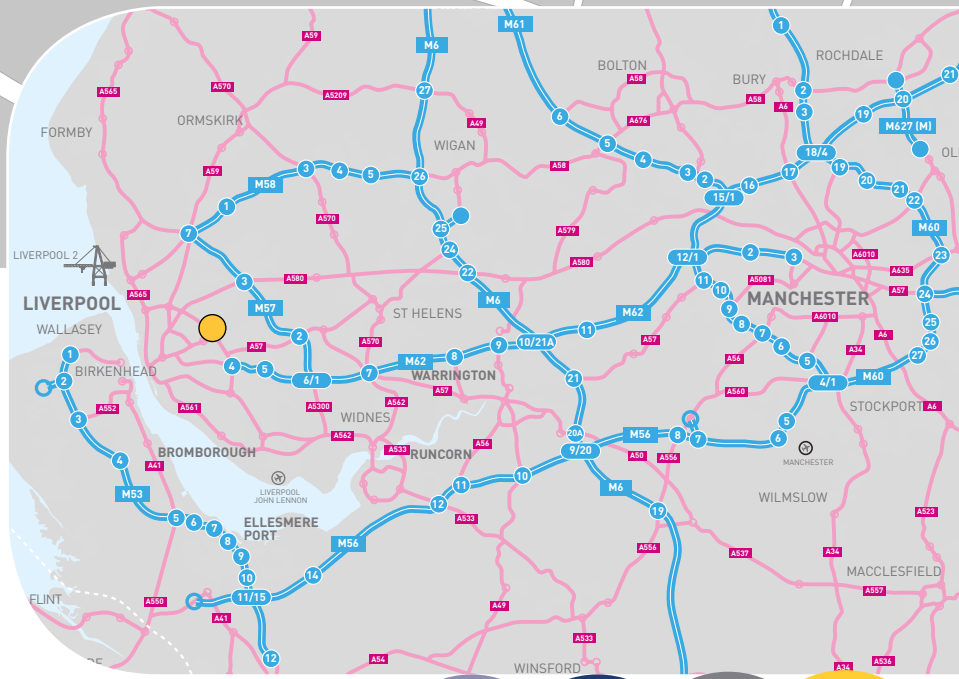
UNIT	SQ M	SQ FT
2EFG	174.5	1,878
4D	185.80	2,000
4G	92.90	1,000









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 surounded by excellent tranport facilities, amenties with particuar 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

AVISON YOUNG

Remi Smith
remi.smith@avisonyoung.com

Hitchcock Wright & Partners
CHARTERED SURVEYORS

0151 227 3400

Brian Ricketts
Brian Ricketts@hwandp.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

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