

TO LET

Superb Self-Contained Building
in Attractive Landscaped
Business Park Setting
115.6 sq.m. (1,244 sq.ft.)

**UNIT 11 TAPTON WAY
WAVERTREE BUSINESS
VILLAGE
LIVERPOOL**



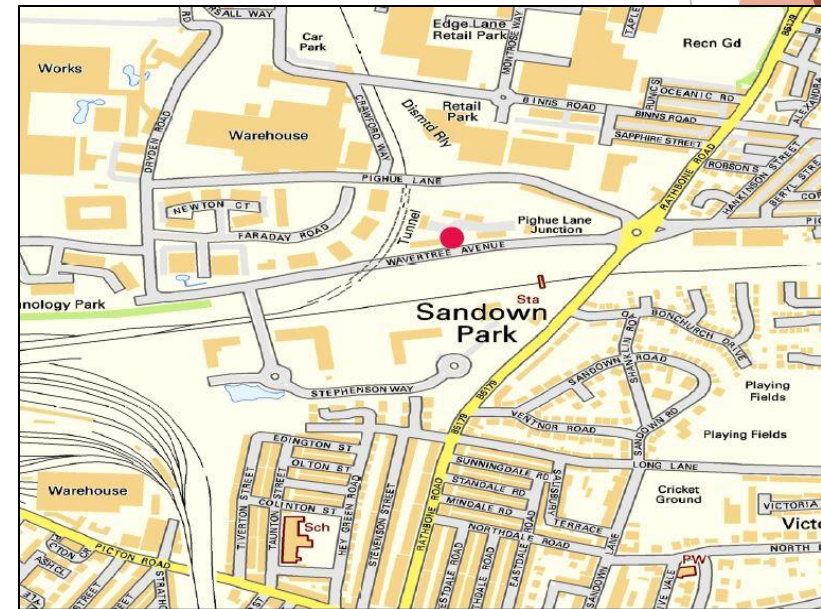


LOCATION

Wavertree Business Village is located in a highly prominent location on Wavertree Avenue. The landscaped environment incorporates a series of self contained office buildings with excellent communication links and lies directly adjacent to the Wavertree Railway Station.

DESCRIPTION

The building is designed to the latest specification and comprises two storeys with brick elevations and an attractive glazed atrium entrance and incorporates double glazing, central heating and category II lighting throughout.



ACCOMMODATION

The building is approached via a glazed double height entrance lobby with staircase and w.c. facilities (including disabled facilities). The ground and first floors are regular in shape providing a pleasant open plan environment with excellent natural light. The unit provides for four dedicated on-site parking spaces.

FLOOR AREA

115.6 sq.m. (1,244 sq.ft.)



RENTAL

£16,000 per annum, exclusive

LEASE TERMS

A new lease will be available for a term of years to be agreed. Further details upon request.

ESTATE CHARGE

A nominal estate charge will apply to reflect the maintenance of the soft landscaping, estate road etc.

EPC

Available upon Request.

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.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of the lease and any stamp duty thereon.

VAT

VAT will apply at the prevailing rate.



CONTACT/VIEWING

For any further information please contact Hitchcock Wright & Partners

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Details prepared April 2023