

# TO LET

Superb Self-Contained First Floor  
Office / Commercial Unit in  
Attractive Landscaped Business  
Park Setting

622 sq.ft. (57.78 sq.m.)

2 Car Parking Spaces

Wavertree Park Rail Station Less  
Than 100m

**UNIT 6 TAPTON WAY  
WAVERTREE BUSINESS VILLAGE  
LIVERPOOL  
L13 1DA**

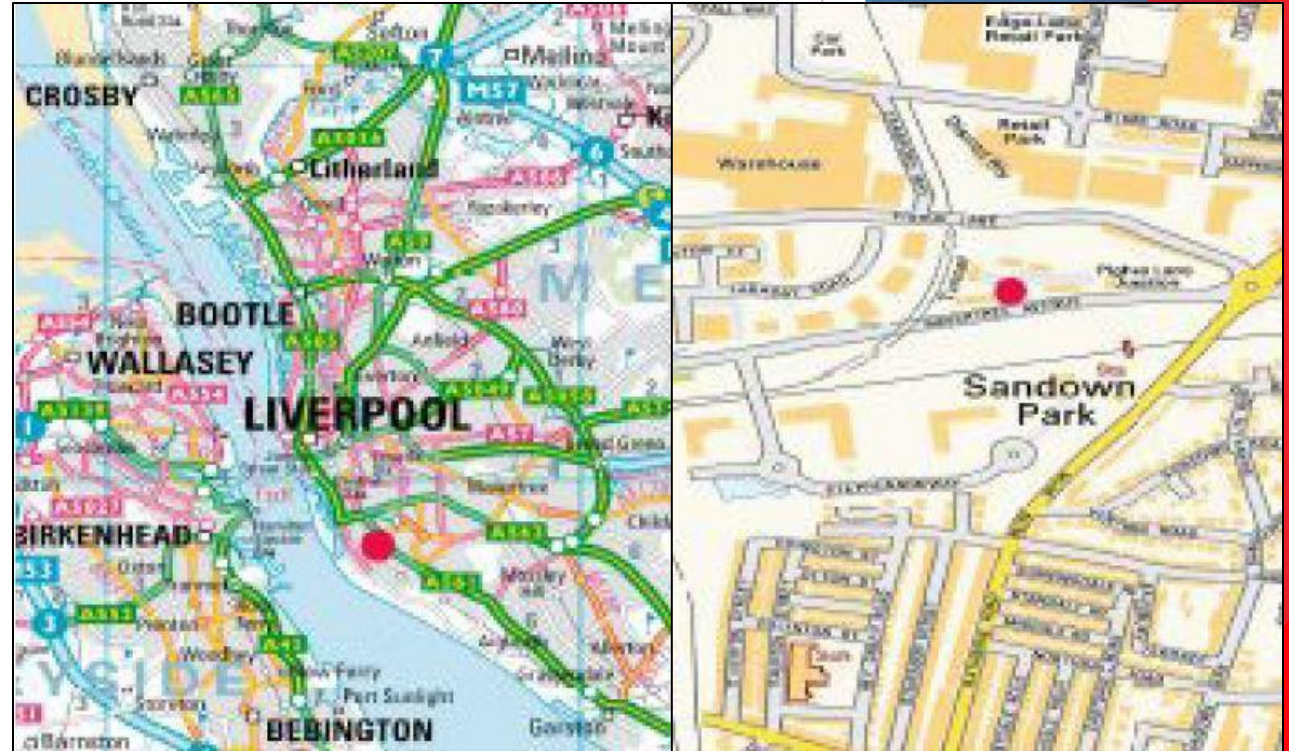


## LOCATION

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 property building is designed to the latest specification and comprise 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 glazed double height entrance lobby with staircase and w.c.facilities (incl. disabled facilities). The first floor is regular in shape providing 3 partitioned offices with excellent natural light. The unit provides 2 dedicated on-site parking spaces.

## FLOOR AREA

622 sq.ft. (57.78 sq.m.)



## CAR PARKING

Two allocated car parking spaces.

## LEASE

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. Further details upon request.

## RENTAL

£29,500 per annum, exclusive of estate charges.

## EPC

Available upon Request.

## VAT

All prices and other figures are quoted net of but maybe subject to the addition of VAT.

## 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 and any stamp duty thereon in connection with the transaction.



## CONTACT/VIEWING

For any further information please contact the sole agents  
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