

TO LET

SELF CONTAINED INDUSTRIAL UNIT

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£20,205 plus VAT per annum



The Annexe, Match Factory, Banks Road, Speke L19 2RF

LOCATION AND DESCRIPTION

Matchworks is a multi award-winning scheme offering some of the best designed workspace in South Liverpool. From office space, to studios and more, the spaces are versatile and suit a range of businesses. Neighbouring occupiers include The Climbing Hangar, Trident Gym, Avant Garde Dentistry, Global Beauty Products, My Yoga Liverpool and several others.

The Annexe benefits from security alarm, 100-amp 3 phaser power supply, staff and w/c facilities.

ACCOMMODATION

Measured on a gross internal area basis the property extends to approximately 2,245 sq. ft. (208 sq. m.)

TERM

A new full repairing and insuring lease for a term of years to be agreed.

RENT

£20,205 plus VAT per annum exclusive.

SERVICE CHARGE AND INSURANCE

£1.50 per sq.ft.

ESTATE CHARGE

£0.82 per sq.ft.

VAT

The property is elected for VAT.

BUSINESS RATES

The premises have been assessed as having a rateable value of £12,250 per annum as at 1st April 2023.

EPC

Certificate Number: 0980-9978-0393-4050-1110
Energy Performance Asset Rating: D

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

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

For viewing and further information please contact Alana Finn or Sam Pearce of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: alanafinn@hwandp.co.uk
sampearce@hwandp.co.uk

Subject to Contract

Details Prepared October 2025



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