

TO LET

Prestigious Stand Alone
HQ Style Office Building in
Attractive Landscaped
Business Park Setting

UNIT 9 TIGER COURT KINGS BUSINESS PARK, L34 1PJ

Floor Area - 4,113 sq.ft.
(382.15 sq.ft.)





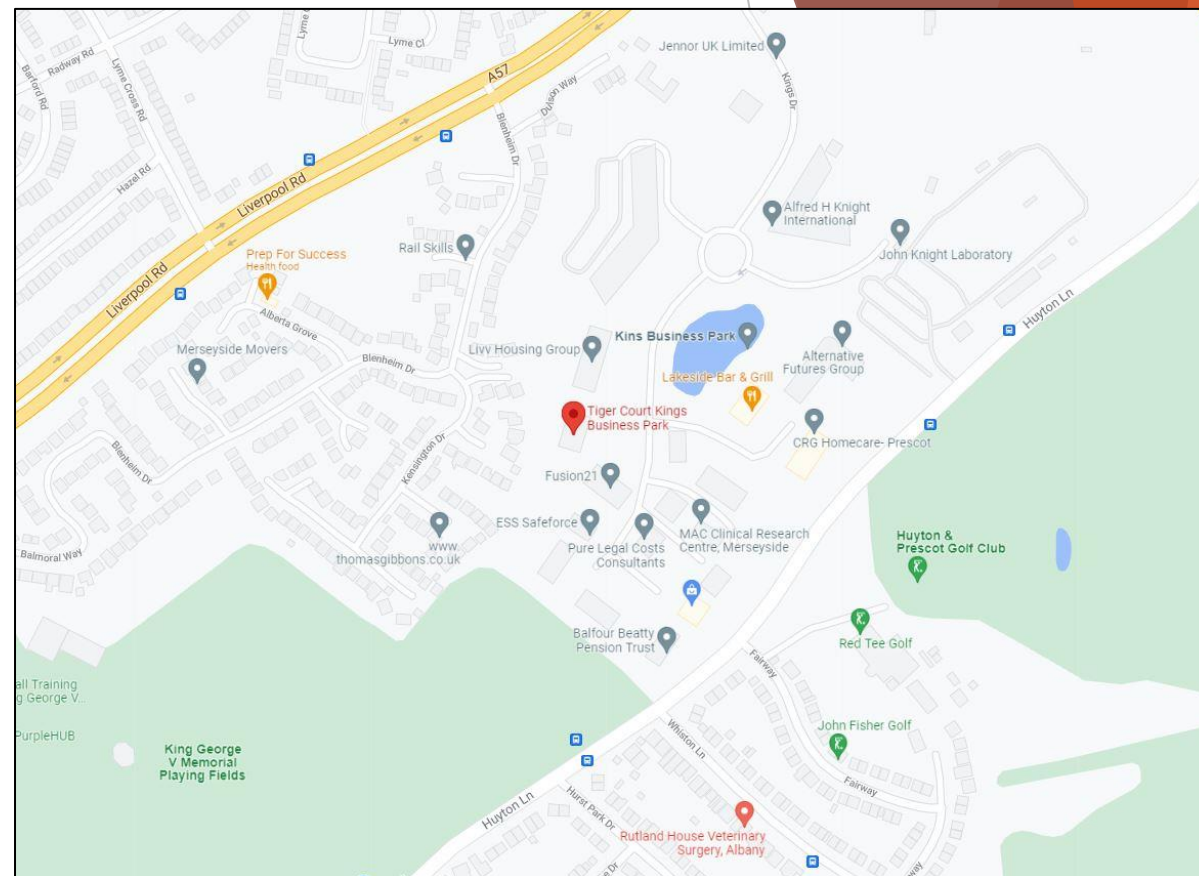
LOCATION

Kings Business Park is an established office park superbly located to the major intersections of the M57 with the M62 and A580, with direct access from junction 2 of the M57 motorway.

The park benefits from a full half mile frontage off the A57 (Liverpool Road) in a well located development less than 500 metres from Junction 2 of the M57 motorway.

Both Prescot and Huyton town centres are less than 2 miles to the east and south west respectively, with both towns offering a range of retail amenity including Asda and Tesco supermarkets. Liverpool city centre is approximately 5 miles to the west.

The Park is served by many local bus routes and both Prescot and Huyton Stations offer a regular rail service to Liverpool Lime Street and other destinations.



DESCRIPTION

The property comprises a detached two storey office building constructed circa 2006/2007. The building provides two floors of office accommodation with a full height glazed atrium to the entrance lobby. The design of the building incorporates a pitched profile steel clad roof and a balcony to the front elevation at first floor level.

The internal office accommodation is largely open plan and is provided on ground and first floor levels. The specification is of a high standard and includes:

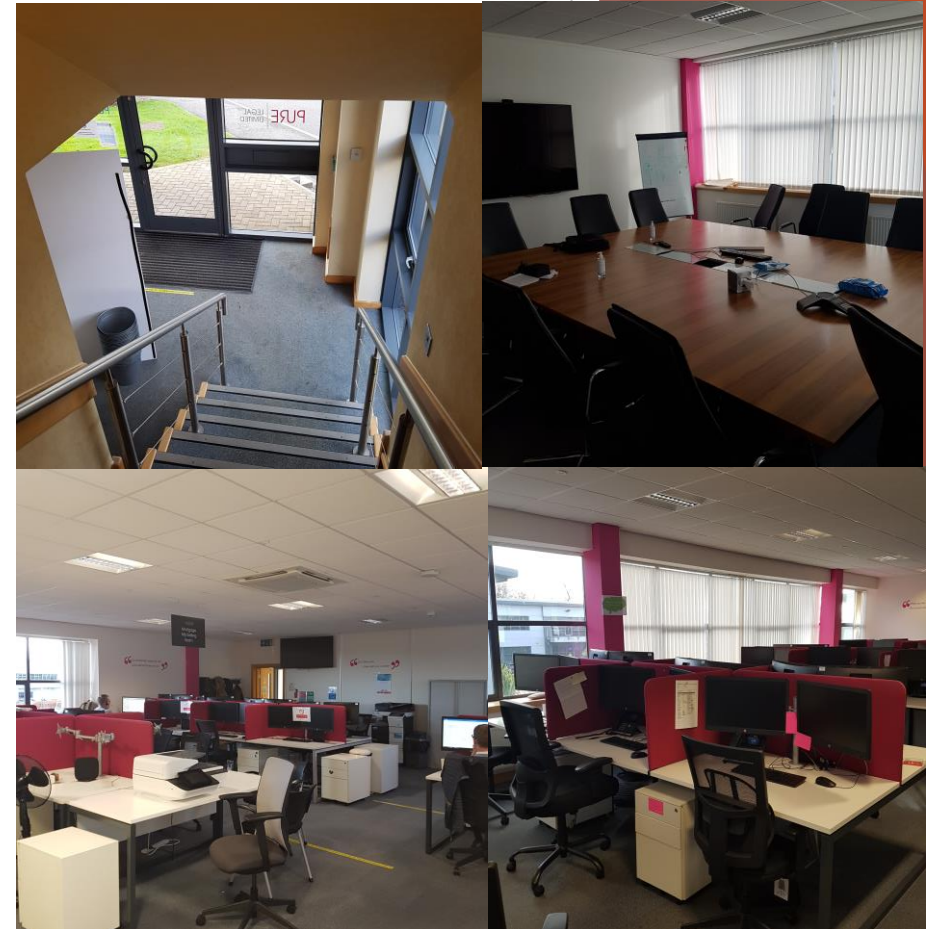
- Full access raised floors
- LG3 compliant lighting units
- Gas fired central heating
- Male and Female WC's
- Disabled WC's
- Passenger lift
- Kitchen / break out area is located on the ground floor.

Externally, the building is set in grassed and landscaped surrounds with surfaced car park to the rear. Unit 9 has approximately 20 car parking spaces reflecting a ratio of 1:206 sq.ft.

FLOOR AREAS

The property have been measured on a Net Internal Area in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following floor areas:

FLOOR	SQ.FT	SQ.M.
Ground	2,062	191.6
First	2,051	190.55
TOTAL	4,113	382.15



SITUATION

The property is situated within Tiger Court comprising of ten campus style office buildings within the well-established Kings Business Park. This 50-acre Regional Investment Site funded initially by the NWDA and developed by Marshall CDP provides about 380,000 sq.ft. of Grade A office accommodation built in various phases.

King Business Park provides facilities such as Sub-Lime Café and the Kings Park Day Nursery within Tiger Court. Existing occupiers of note include:

- Camelot (National Lottery)
- LiVV Housing
- Knowsley PCT
- Balfour Beatty



LEASE TERMS

The property is available by way of a new underlease on full repairing and insuring terms for a term of years to be agreed

RENTAL

£54,500 per annum exclusive.

EPC

The full EPC report is available on 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

We understand that the property has been elected for VAT

Details Prepared December 2021



CONTACT/VIEWING

For any further information please contact the sole agents Hitchcock Wright & Partners

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