

# TO LET (MAY SELL)

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.m.)





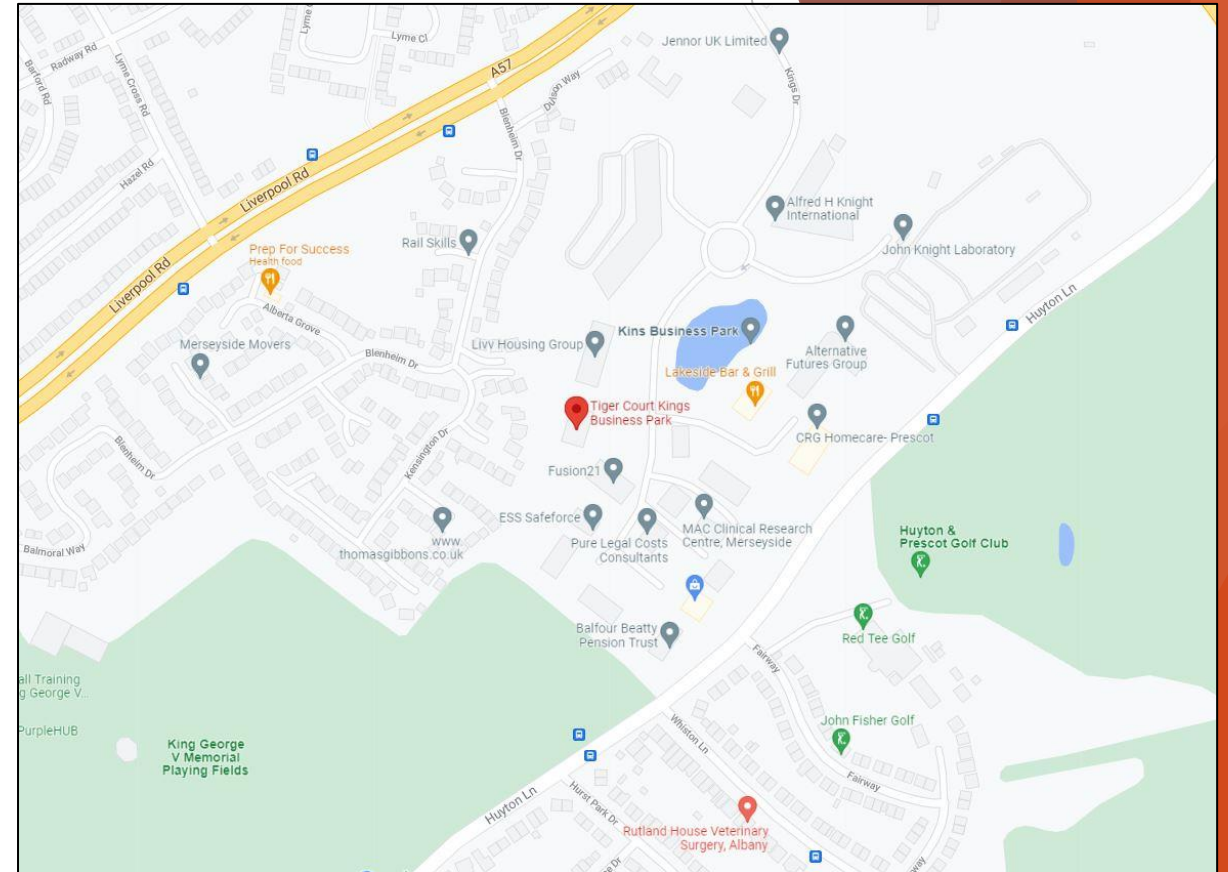
## LOCATION

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:

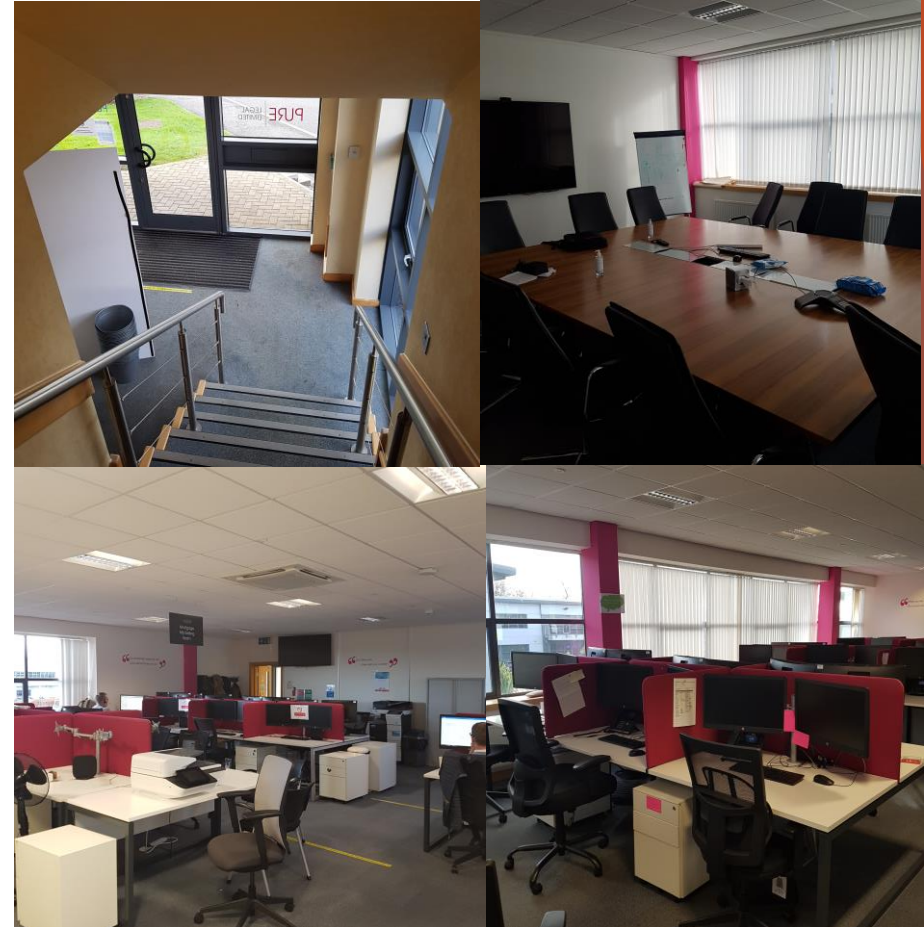
- Full access raised floors
- LG3 compliant lighting units
- Gas fired central heating
- Male and Female WC's
- Disabled WC's
- Passenger lift
- Kitchen / break out area is located on the ground floor.

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 (6<sup>th</sup> Edition) and provide the following floor areas:

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





## 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 380,0000 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



## TENURE

The property is held long leasehold for a term of 999 years from the 22<sup>nd</sup> August 2007 at a peppercorn ground rent.

## PRICE/RENT

Upon request

## 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 conveyance and any stamp duty thereon.

## VAT

We understand that the property has been elected for VAT

Details Prepared: April 2022



## CONTACT/VIEWING

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

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