

# FOR SALE / MAY LET

PRESTIGIOUS GRADE A  
OFFICE ACCOMMODATION  
IN ATTRACTIVE LANDSCAPED  
BUSINESS PARK SETTING

2,250 sq.ft. (209 sq.m.)

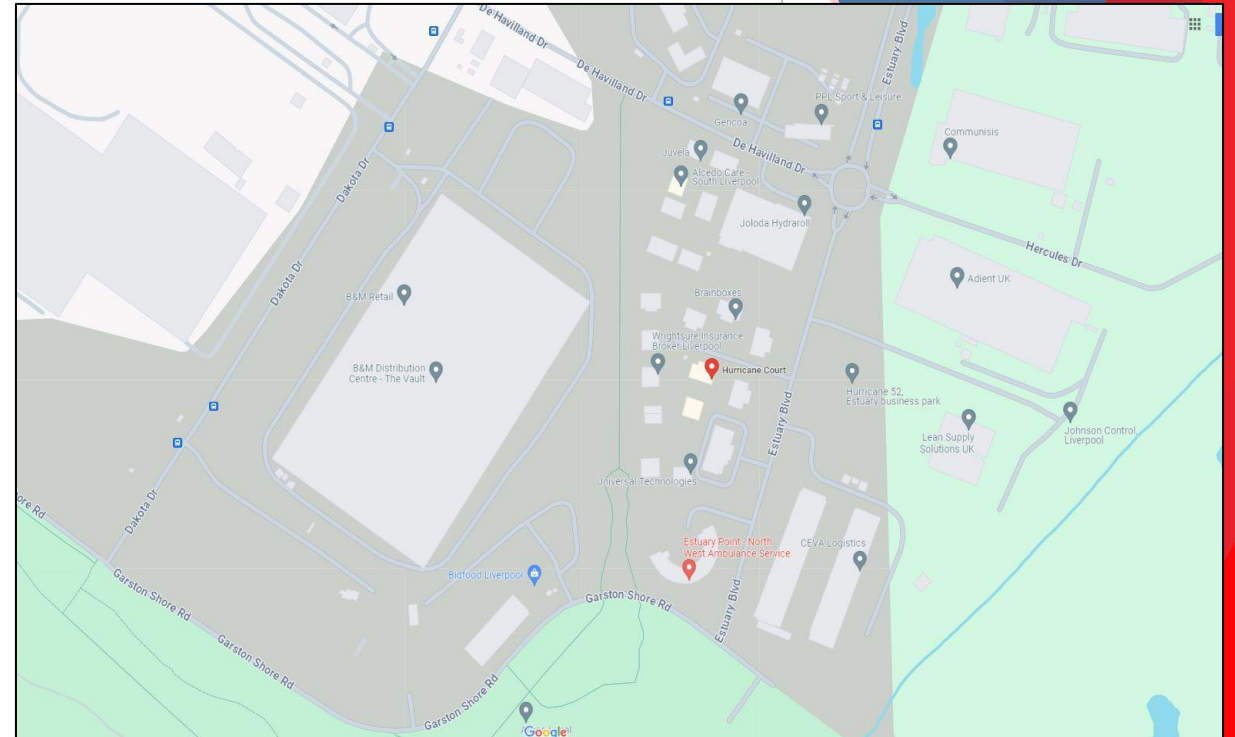
**UNIT 8 INTERNATIONAL BUSINESS  
PARK  
HURRICANE COURT  
LIVERPOOL  
L24 8RL**





## LOCATION AND DESCRIPTION

Liverpool International Business Park is situated within the heart of what is widely recognised as the foremost business park on Merseyside. Situated within 6 miles of Liverpool City Centre, and a 10 minute drive from the main motorway network (M62/M57). The property enjoys an unrivalled prominence. Local amenities include the New Mersey Shopping Park, Marriot Hotel and David Lloyd Leisure Centre.





## DESCRIPTION

The self-contained property is of brick construction with highly attractive full glazed relief to the main entrance. Further extensive glazing to the principal elevations helps provide excellent natural light throughout.

Principal features include:

- Self contained fully fitted kitchen
- Full CCTV monitoring
- Full access raised floor
- Double glazing throughout
- On site secure car parking spaces
- Attractive landscaped environment



## FLOOR AREA

2,250 sq.ft.            (209 sq.m.)

## SERVICE / ESTATE CHARGE

The ingoing tenant will be responsible for a fair proportion of the landlords outgoings in connection with the upkeep of the building and estate service charge contribution.

## RENTAL / PRICE

Upon Request

## LEASE TERMS

A new lease is available for a minimum term of 3 years to be in accordance with our clients standard form of lease for the building.

## TENURE

The property is held on a long leasehold for a term of 950 years commencing on the 17/3/2006 at a peppercorn ground rent.

## 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, stamp duty and any other consents thereon.



## CONTACT/VIEWING

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

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