

FOR SALE/TO LET
HEADQUARTERS OFFICE
OPPORTUNITY



19 HURRICANE COURT, LIVERPOOL INTERNATIONAL BUSINESS PARK,
SPEKE, LIVERPOOL, L24 8RL

OFFERS INVITED

- \ Available To Let from 3,462 sq ft to 10,224 sq ft.
- \ Detached 3 storey office building with 42 car parking spaces.
- \ Suitable for owner/occupation or for investment purposes.

AVAILABLE SPACE
949.92m² (10,226sq ft)

LOCATION

The property is located within Hurricane Court on Liverpool International Business Park, a mature established out of town office park developed by Gladman.

Leading occupiers on the park include HBOS, Littlewoods, DHL and Kier.

Liverpool International Business Park adjoins Speke Boulevard (A561) which leads from the south approximately 7 miles into Liverpool city centre and 3½ miles to the Runcorn Bridge and hence the M62 and North West motorway network.

DESCRIPTION

The property comprises a detached 3 storey modern office building within Hurricane Court built to the following specification:

- Suspended ceilings.
- Recessed lighting.
- Full access raised floors.
- Air conditioning throughout.
- Kitchen and WC facilities on each floor.
- Double glazed windows.
- Lift.
- 42 demised car parking spaces.

ACCOMMODATION

We understand the Net Internal Area is as follows:

AREA	M ²	SQ FT
Ground Floor	321.60	3,462
First Floor	314.16	3,382
Second Floor	314.16	3,382
Total	949.92	10,226

VAT

We understand that the property is elected for VAT and therefore VAT will be charged on the transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

RATEABLE VALUE

A schedule of the rating assessments as entered in the 2017 Rating List are available upon request.

TERMS

Offers are invited for our client's long leasehold interest with vacant possession.

TENURE

The property is held leasehold for a term of 950 years from 17 March 2006 at a peppercorn rent. It is held under Title No: MS521259. A copy of which is available upon request.

EPC

An Energy Performance Certificate has been commissioned and the property has an EPC rating in Band B (50).

A copy of the Energy Performance Certificate is available upon request

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 0151 268 5280
Email / robert.diggie@eddisons.com

OCTOBER 2017
SUBJECT TO CONTRACT
FILE REF / 791.0010A

For more information, visit eddisons.com/property
T: 0151 268 5280

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:
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INTERNAL



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STREET PLAN



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