



Unit 6, 6B De Havilland Drive, Liverpool International Business Park, Liverpool, L24 8RN

- Semi-detached property arranged over ground and first floors
- 3,075 Sq. ft (285.70 Sq m)
- Dedicated onsite parking for 10 spaces
- Located within the popular Liverpool International Business Park in Speke
- Dedicated onsite parking
- Property is held on a 995-year lease from September 2006.
- Offers Over £320,000 exclusive of VAT and Subject to Contract.
- Lease available at rental of £35,000 per annum exclusive of VAT.

LOCATION

The premises is located within Speke, an area of significant business profile within South Liverpool.

The semi-detached property benefits from proximity to the Mersey Gateway Bridge (7 miles) giving direct access to Cheshire and the wider motorway networks. The M56/57 Junction is located 7 miles from the unit, with direct access to Manchester & the North. New Mersey Shopping Park, is just a 10-minute walk from the unit, benefiting from such local amenities as M&S, McDonald's, Boots, WH Smith and Cineworld..

DESCRIPTION

spacious double height reception hall & glass frontage for a light and pleasant entrance. Including large open plan office accommodation on the ground and first floor, with the first floor benefiting from a separate kitchen & break out area.

The premises is fitted with a burglar alarm, intercom system. The unit benefits from recessed LED lighting, raised floors & suspended ceilings, a disabled platform passenger lift and double glazing throughout. There are also separate disabled & male/female toilet facilities. The premises has 10 on-site parking spaces.

TENURE

Long Leasehold.

The property is held on a 995-year lease from September 2006.

ACCOMODATION

The premises are arranged over ground, first, second and basement floors comprising the following approximate areas:

Floor	Description	SQ M	SQ FT
Ground	Offices	143.10	1,540
First floor	Offices	142.60	1,535
Total		285.70	3,075

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

PRICE

Offers Over £320,000 exclusive of VAT and Subject to Contract.

RENTAL

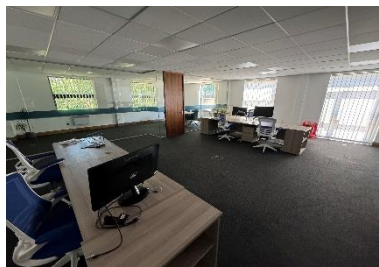
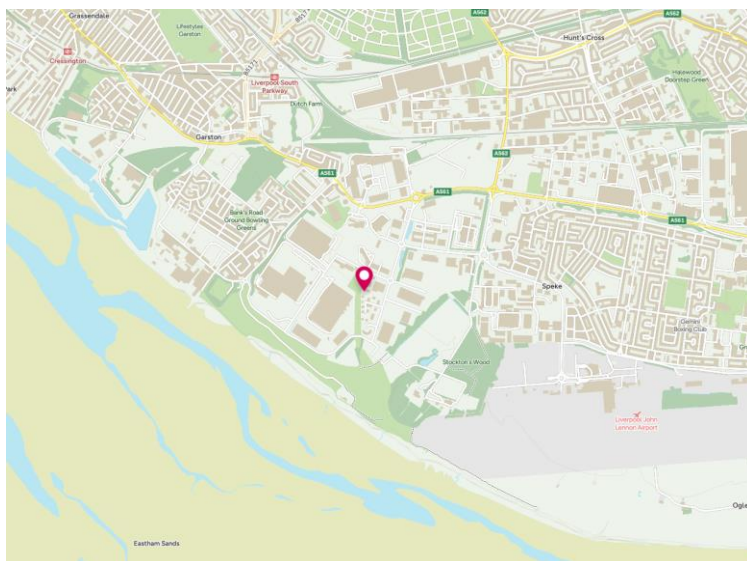
Lease available at rental of £35,000 per annum exclusive of VAT.

BUSINESS RATES

The premises have a rateable value of £31,500. Interested parties are advised to verify this information via the local rating authority (www.voa.gov.uk).

EPC

Energy Performance Certificate Rating of a "C".



To arrange a viewing please contact:

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