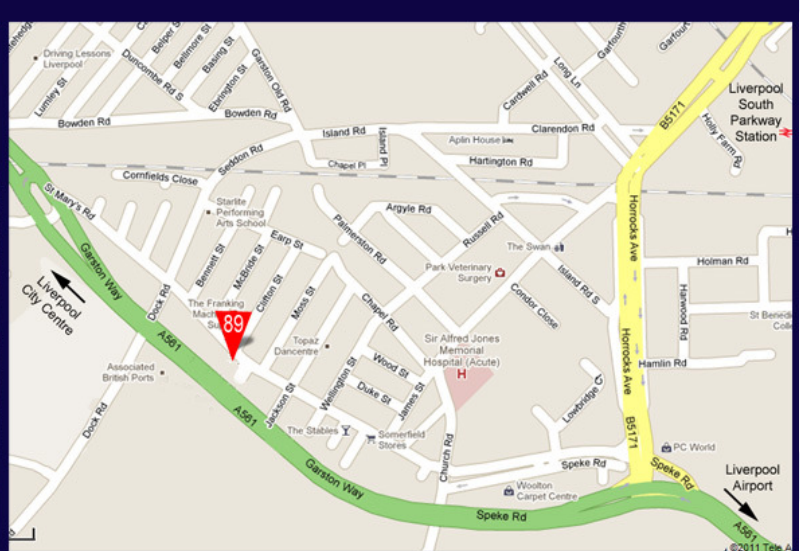


TO LET SELF-CONTAINED OFFICES



**89 ST MARY'S ROAD
GARSTON**



- **Self-contained offices**
- **Disabled access to Ground Floor**
- **Prominent position on St Mary's Road**
- **Excellent public transport links**

LOCATION

The subject property occupies a prominent position to St Mary's Road, the main thoroughfare through Garston Town Centre, approximately 7 miles South of Liverpool City Centre.

Garston is a densely populated suburb of South Liverpool and is bordered by Allerton, Speke and Cressington. Liverpool Airport and the New Mersey Shopping Park are within 5 minutes drive of the property.

89 St Mary's Road benefits from excellent public transport links via bus and rail. Liverpool South Parkway Rail station is within walking distance of the premises and offers direct links to Liverpool City Centre, Manchester, Crewe, Birmingham, Runcorn, Sheffield, Nottingham and Norwich.

1,720 sq ft (160.26 sq m) NIA



89 ST MARY'S ROAD, GARSTON, LIVERPOOL L19 2NL

DESCRIPTION

The building was formerly a Job Centre and offers self contained accommodation over 3 floors with ramped disabled access.

To the ground floor the property provides a small reception area with private offices and/or meeting rooms together with a disabled WC.

Additional private offices/meeting rooms are available to the first and second floors together with further WC facilities.

The property benefits from a separate kitchen and staff area including external balcony.

Specification

- Cat II Lighting to office areas
- Carpeting throughout
- Double glazing
- Perimeter data trunking
- Gas central heating
- Intruder alarm system
- Roller shutter to ground floor front elevation

BUSINESS RATES

The tenant will be responsible for any business rates levied on the demise by the Local Authority. Interested parties should make their own enquiries through Liverpool Direct on 0151-233 3000.

VAT

All prices, outgoings and rentals quoted are exclusive of Vat to which they may be liable.

TERMS

Further details available on request.

LEGAL COSTS

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

VIEWING

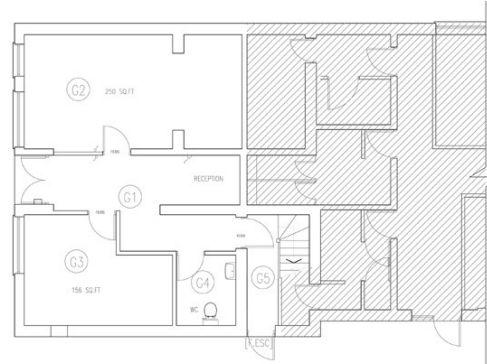
For further information or to arrange a viewing please contact:

Tony Reed or Andrew Byrne
Tel: 0151 255 0755
Fax: 0151 255 1181

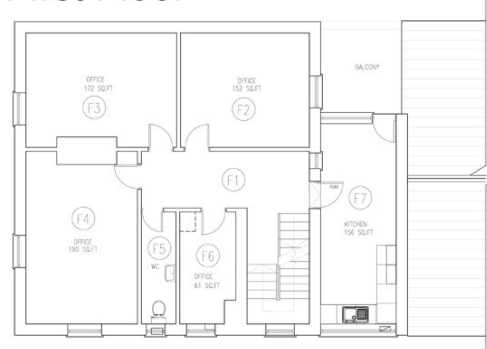
Email: tonyreed@keppiemassie.com
andrewbyrne@keppiemassie.com

INDICATIVE FLOOR PLANS

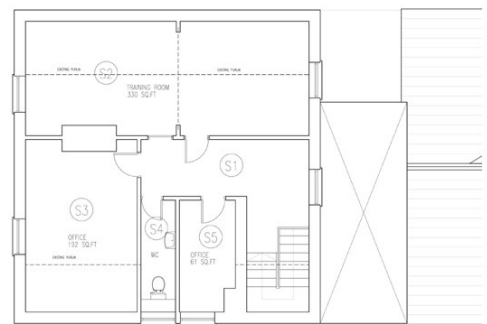
Ground Floor



First Floor



Second Floor



SUBJECT TO CONTRACT
MARCH 2011

0151 255 0755 www.keppiemassie.com

Keppie Massie (Liverpool) - Alabama House - 6 Rumford Place - Liverpool L3 9BY Email: liverpool@keppiemassie.co.uk

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