

# TO LET



116.71 - 233.41 SQ.M (1256 - 2512 SQ.FT)

3-4 TAPTON WAY, WAVERTREE,

- Prominent position within Wavertree Technology Park
- Potential investment opportunity
- Mix of open plan & private offices
- Rare large double unit with potential to split

## LOCATION

The scheme is known as Wavertree Business Village, which forms part of the wider Wavertree Technology Park. The railway station is within walking distance, providing regular services to Liverpool Lime Street and the wider regional and national rail network.

Access to Liverpool city centre is excellent, with the bordering arterial road of Edge Lane providing quick and direct access in 10 minutes.

## DESCRIPTION

3-4 Tipton Way comprises 2 self-contained offices situated over 2 storeys which have been combined into one unit. Each office has its own WC facility with separate stair access to the first floor. The units benefit from electric heating and part AC units.

Set within an attractive landscaped setting, the premises has previously undergone significant upgrade works including security bars, widow shutters, alarm system and intercom services. A total of 8 car park spaces are available. They can be reverted back into two units if required.

## ACCOMMODATION

Available as a whole providing 233.41 sq.m or 2512 sq.ft.

If split 116.71 sq.m (1256 sq.ft).

All areas are measured on a Net Internal Area.

## RENT

The property is available to rent on a new full repair and insuring lease, further details available on request. Available at a quoting rent of £13.50 per sq.ft pa or £33,900 pa (£16,950 pa if split)

## RATEABLE VALUE

The Rateable Value of the 2 buildings combined is £21,500. The amount you pay is approximately £10,700 pa calculated using the current UBR (59.9%). Small business rate relief is likely available if the property is returned into two premises. All costs quoted are for indicative purposes only and all interested parties should rely on their own enquiries with the Local Authority.

## VAT

All prices, outgoing and rentals quoted are exclusive of VAT, but liable at the prevailing rate.

## LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs.

## EPC

Available on request

## TERMS

The property is available by way of a new full repair and insuring lease



## CONTACT

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