

# TO LET

Suite A, First Floor, Building 2000,  
Vortex Court, Enterprise Way,  
Wavertree, Liverpool, L13 1FB

## Grade 'A' Office Accommodation

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- ❖ Double Height Glazed Entrance
- ❖ Separate Departmental Offices
- ❖ 2 Meeting Rooms
- ❖ Kitchen, Break-out and Store Rooms
- ❖ Full Access Raised Floors
- ❖ Suspended Ceilings
- ❖ Cooling Systems
- ❖ LG3 Lighting with PIR Sensors



## LOCATION

Vortex Court is situated on Enterprise Way within the established Wavertree Technology Park on the outskirts of Liverpool. The park is easily accessible and benefits from excellent transport links with Junction 4 of the M62 less than 2 miles away. Liverpool City Centre is less than 3 miles away and there are a wide range of amenities available at Edge Lane Retail Park.

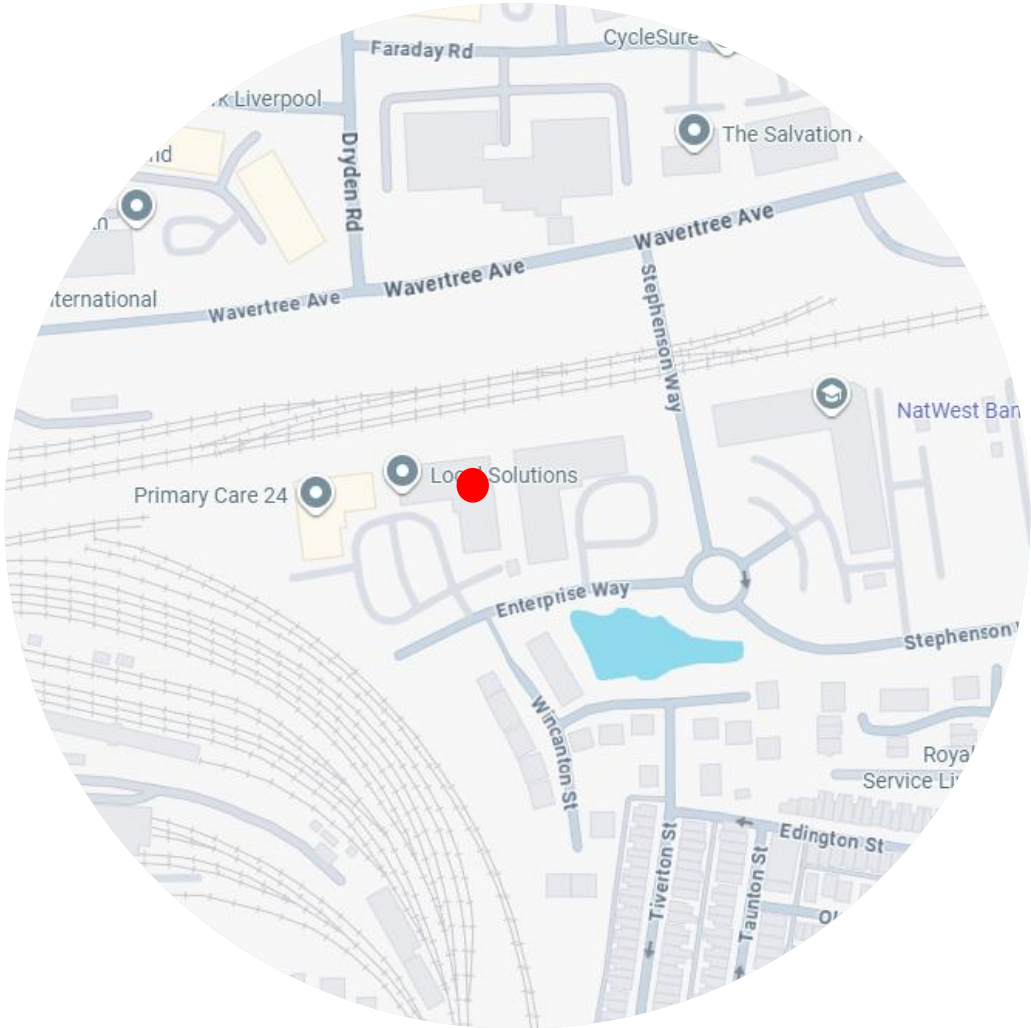
The park also offers excellent public transport links with Wavertree Technology Park and Edge Lane Stations only minutes away. There are several local bus services within easy walking distance. The main Liverpool to London rail line lies adjacent to the scheme.

## DESCRIPTION

Vortex Court comprises two modern office buildings set in an attractive landscaped environment. The buildings have been constructed to a very high standard providing a quality environment in which to work.

The two storey buildings offer Grade ‘A’ office accommodation with an excellent parking ratio. Building 2000 totals 18,736 sq. ft.

Located on the first floor Suite A provides a range of open plan areas with individual offices, meeting rooms and kitchen space which can be altered an incoming occupier or removed to allow for an open plan working environment.



## ACCOMMOATION

Suite A – 3,520 sq. ft (327 sq. m)

## TERMS

The suite is available to let by way of an existing lease, details available upon request. Alternatively, a surrender and regrant might be considered.

## RATEABLE VALUE

The property has a rateable value of £40,750.

## VAT

All prices, outgoings and rentals quoted are exclusive of VAT, but may be liable at prevailing rate. Further information on request.

## LEGAL COSTS

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

## EPC

The EPC rating for Building 2000 is 53c.



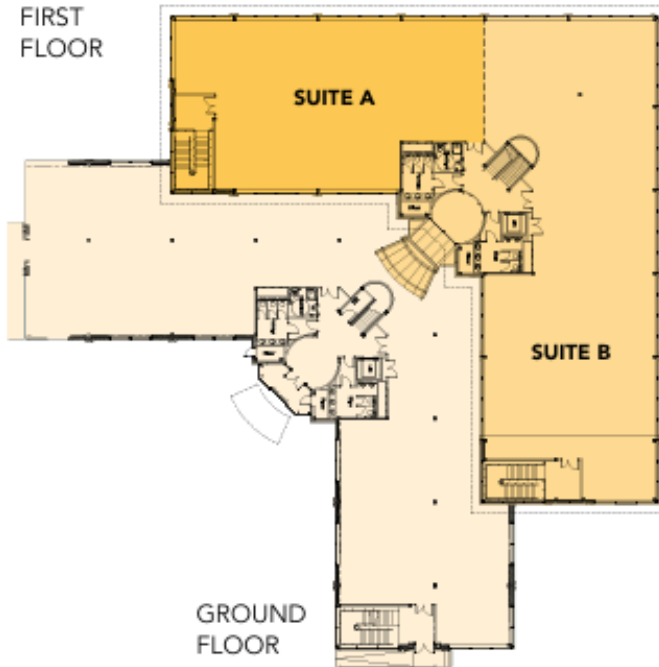


## VIEWING

**All arrangements to view the premises are strictly by prior arrangement with Keppie Massie**

**commercial@keppiemassie.com**  
**Tel: 0151 255 0755**

**timgarnett@keppiemassie.com**  
**07852 240103**



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- As a regulated RICS firm, we have in place a Complaints Handling Procedure which meets the regulatory requirements. Please see <http://www.keppiemassie.com/CHP>

### **Agents Note**

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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