

TO LET

Unit 13b, Tiger Court, Kings Business Park Liverpool, L34

- ❖ Superb Motorway (M57/M62) Access and Local Communications
- ❖ 16 On Site Car Parking Spaces for the Whole Building
- ❖ Aluminum Framed Double Glazed Windows with Blinds
- ❖ LED Lighting & AC Cassettes
- ❖ Full Access Raised Floors with Existing Power & Data Boxes
- ❖ Lobby Areas on Ground & First Floors with Seating Area at First Floor Height
- ❖ 2 Acoustically Protected Meeting Rooms on Each Floor



LOCATION

Kings Business Park is arguably the most established and coveted business park within the region. The property is located in a desirable location within the park, with an attractive lake and landscaping adjacent.

The office building is accessed from Junction 2 of the M57 motorway, which provides easy access to Manchester and Liverpool City Centre. The M62 motorway is a short distance to the south and the A580 and M57/M58 Switch Island junctions are to the north.

DESCRIPTION

A semi-detached office building benefiting from a total of 16 car parking spaces. Internally the accommodation is split to provide self-contained office suites to the ground and first floor. The design of the accommodation enables independent occupation of the ground and first floors.

The accommodation provides a ground floor entrance with electronic intercom leading into a ground floor reception area with male/female/disabled WCs with shower facilities. The ground and first floor office suites are arranged in 'L' shaped configurations benefiting from meeting rooms, private offices, kitchen facilities and an open plan office layout.



The specification of the accommodation includes:

- Recently upgraded LED lighting
- Suspended ceiling
- Raised fully carpeted access floors
- Large double glazed windows
- AC cassettes
- Separate individual gas boiler systems to each floor with wall mounted radiator systems.

TERMS

The property is available by way of a new lease, terms to be discussed at a quoting rent of £15.50 per sq. ft per annum. All costs subject to VAT at the prevailing rate.

ESTATE CHARGE

The property is subject to an estate charge for contribution to the maintenance and security of the wider estate. Further information available on request.



SITE AREAS

	sq.m	sq.ft
Ground Floor	161.98	1,744
First Floor	157.07	1,698
Total	319.05	3,442

The areas are based upon gross internal area calculations in accordance with the RICS code of measuring practice 6th Edition. The net internal area is 281.31 sq. m (3,028 sq. ft)

RATEABLE VALUE

The current rateable value for the whole building is £41,000. This is not the amount you pay. All interested parties to make their own enquiries with the relevant billing authority.

LEGAL COSTS

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

EPC

EPC rating of C54.

VAT

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





VIEWING

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

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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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