

TO LET

OFFICE SUITE AT BLEASDALE BUSINESS CENTRE, 12 MOLYNEUX WAY, LIVERPOOL, L10 2JA

Modern First Floor Office Suite

- ❖ First Floor Office Suite Within Established Business Centre
- ❖ Open Plan/Flexible Layout
- ❖ High Quality Décor Throughout
- ❖ Private Kitchen and WC Facilities
- ❖ Parking Available to Front and Rear (by negotiation)
- ❖ Adjacent to Old Roan Railway Station



LOCATION

The subject property is well located adjacent to Old Roan Railway Station, providing excellent public transport connectivity. The property also benefits from easy access to the motorway network, making it ideal for commuting and business travel.

DESCRIPTION

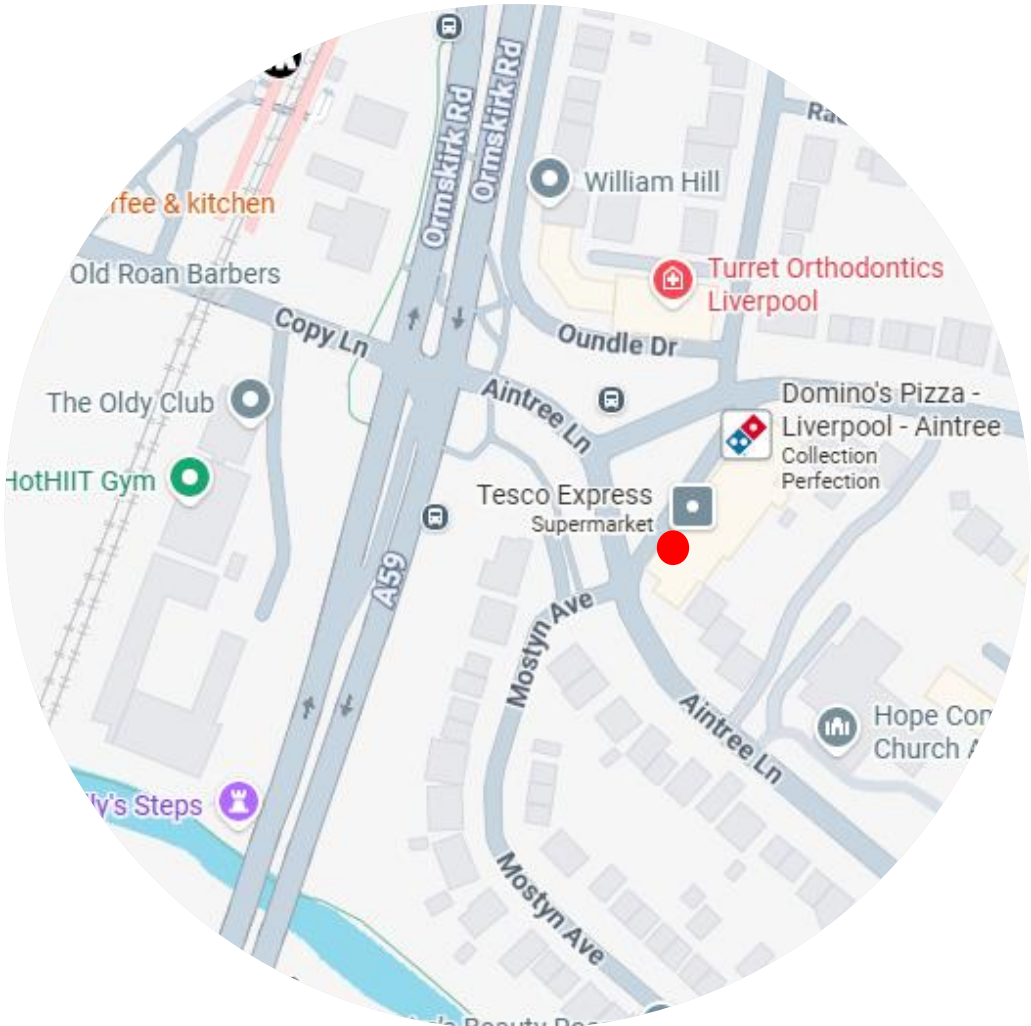
A well presented and self-contained office suite situated within the established Bleasdale Business Centre. The accommodation offers a high quality working environment, ideal for a small to medium sized business seeking a professional and cost-effective base.

Office 2 is available and extends to approximately 1,139 sq. ft. Positioned on the first floor, the suite provides bright, open plan accommodation with a modern specification throughout creating a flexible layout suitable for a variety of occupiers.

The space benefits from a high standard of decoration, together with the convenience of a private kitchen and WC Facilities, offering occupiers independence and comfort rarely found at that size.

Parking:

On site parking is available to the front and rear of the property, by separate negotiations.



ACCOMMOATION

Office 2 – 888 sq. ft (approximately).

TERMS

£22.50 per sq. ft equating to approximately £19,980 per annum plus VAT.

The rent is inclusive of utilities, service charge and communal cleaning. The suite may benefit from small business rate relief, subject to eligibility and interested parties are advised to rely on their own enquiries.

The suite represents an excellent opportunity to secure fully serviced, ready to occupy office space with minimal overheads in a convenient and well connected location.

RATEABLE VALUE

To be confirmed

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

Available upon request.





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



DISCLAIMER - Keppie Massie (KM) give notice that:

1. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.
 2. No employee of KM has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property.
 3. KM will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.
 4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 5. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and KM have not tested any services, equipment or facilities. Purchasers/Tenants must satisfy themselves by inspection or otherwise.
 6. KM will not be liable in negligence or otherwise for any loss arising from the use of these particulars.
 7. Unless otherwise stated, all prices and rents are quoted exclusive of VAT
 8. All floor areas have been measured and calculated in accordance with the RICS property measurement Standards
 9. KM are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. KM do not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. All interested parties should rely on their own enquiries in this respect.
- 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.

Date of Publication: March 2026– VP.1