13A TIGER COURT, KINGS BUSINESS PARK, LIVERPOOL, L34 1PJ

SELF CONTAINED FIRST FLOOR OFFICE

- Latest LED lighting
- Air conditioned
- Kitchen
- Private meeting room
- Separate private WC's and shower
- Balcony
- Breakout area within suite and to landing
- Furnished

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TO LET

151.82 sq.m
(1,634 sq.ft)

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2 STOREY OFFICE BUILDING

6 CAR PARK SPACES

UPGRADED SPECIFICATION AND PRIVATE OFFICE

FIRST FLOOR AVAILABLE TO IMMEDIATELY OCCUPY

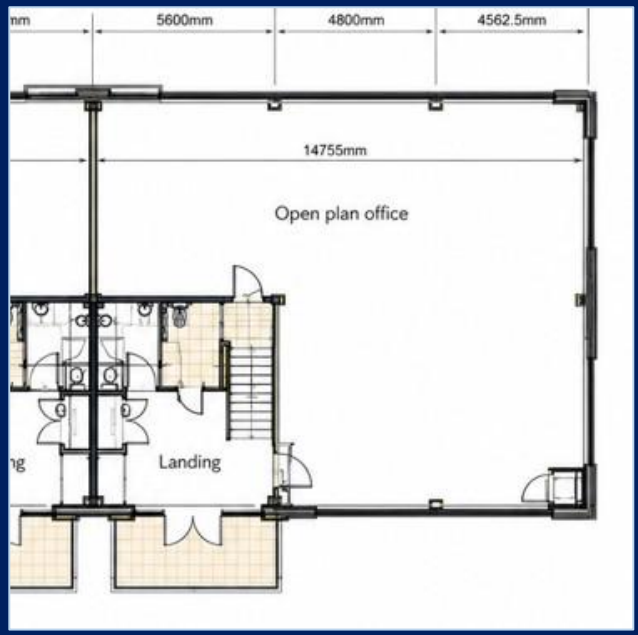
FIRST FLOOR INC. LANDING:

151.82 sq.m (1,634 sq.ft)

FULLY FURNISHED

AIR CONDITIONED & LED LIGHTS

INDICATIVE FLOOR PLAN (PRE FITOUT)



DESCRIPTION

The first floor provides a ready-to-use workspace incorporating 16 desks and chairs, together with informal meeting and breakout areas, including two collaboration spaces and a comfortable lounge.

The accommodation includes:

- Meeting room with seating for up to 8 people
- Fully fitted kitchen and additional storage
- Air conditioning and upgraded LED lighting
- Raised floor with power and data floor boxes
- Carpeted office accommodation

A particular highlight is the separate breakout area on the landing, which opens onto a balcony through double French doors, providing an attractive space for informal meetings or staff relaxation.

Additional facilities include male and female WCs, including a shower, together with modern tiled finishes and attractive stair detailing.

13a Tiger Court

Key Features

- Meeting rooms and break out areas
- High-quality existing fit-out
- Flexible workspace
- Heating throughout with independent boiler
- Air conditioning
- Furniture available

Ready for Business

A professional, adaptable workspace is ready to occupy.

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TERMS
The first floor is available by way of a new lease at a rent of **£25,500 pa.**

ESTATE CHARGE
There are additional costs associated with an estate charge estimated at **£2,500 pa** plus VAT . Gardening costs are estimated at a further **£315 pa.**

UTILITIES
Gas, electric and water is metered and charged based upon 50% of the total cost of the building.

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

VAT
All costs are exclusive but subject to VAT.

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

EPC
The EPC rating for the commercial is C. Further information is available on request.

RATEABLE VALUE
FF: £22,500

This is no the amount payable. Business rates are broadly calculated by multiplying the Rateable Value (RV) by the applicable UBR, which for 2026/27 is 43.2p for properties with an RV below £51,000, subject to applicable reliefs and adjustments. Rates payable are therefore estimated at **£9,720** between April 2026-April 2027.

ATTRACTIVE OPEN PLAN OFFICE

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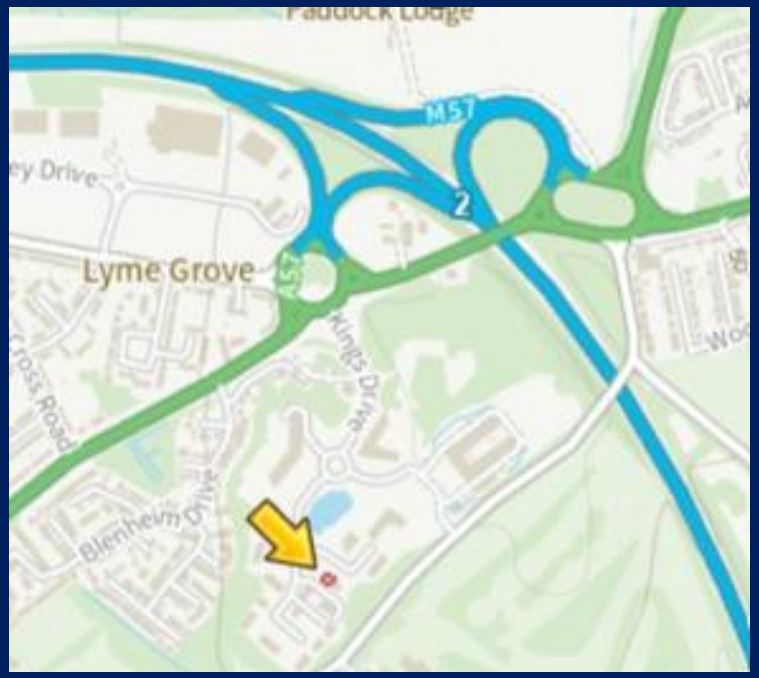
LOCATION

Kings Business Park enjoys an outstanding location, accessed directly from Junction 2 of the M57 motorway, and has a full half mile frontage to the A57 Liverpool Road, the principal Prescot to Liverpool arterial route.

Knowsley is strategically located at the centre of a comprehensive transport network with the M57, M62 and A580 intersecting close by.

The Park is well served by local bus routes, and the Merseyrail network offers a regular service from Prescot Station to Liverpool Lime Street every 15 minutes.

SAT NAV: L34 1PJ



Kings Business Park

Tiger Court forms part of Kings Business Park, a well-established business location on the outskirts of Prescot, offering a professional environment with a diverse mix of office and commercial occupiers. Businesses on the wider park include professional services, recruitment, property, consultancy, healthcare and specialist commercial operators.

The park benefits from attractive landscaped surroundings and views towards the adjoining lake, providing a pleasant setting for staff and visitors. The wider area has also seen investment in amenities, with a growing range of convenient food, coffee and everyday services nearby, including Greggs, Starbucks and Subway, alongside other retail and leisure facilities.

With its established business community, accessible location and improving amenity provision, Kings Business Park provides an attractive base for occupiers seeking a well-connected and professional working environment.

CONTACT US

WWW.KEPPIEMASSIE.COM

VIEWING

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

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DISCLAIMER

Keppie Massie Limited ("KM") give notice that::

These particulars are a general guide for prospective purchasers or tenants and do not constitute, nor form part of, any offer or contract.

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Information is given in good faith from sources available to KM at the date of preparation. Prospective purchasers and tenants must satisfy themselves as to its accuracy by inspection, survey, enquiry or other appropriate means.

Areas, measurements and distances are approximate. Plans and photographs are for guidance only. No assumption should be made regarding planning, building regulation or other consents. KM has not tested services, equipment or facilities.

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Unless otherwise stated, prices and rents are quoted exclusive of VAT and are subject to contract.

Floor areas should be checked against the measurement basis stated in the particulars.

KM has not undertaken a specialist assessment of fire safety, compartmentation, cladding, external wall systems, combustibility or other building safety matters. Prospective purchasers and tenants should obtain appropriate specialist advice.

Information may change and should be verified before entering into any commitment.

RICS Regulation and Complaints

KM is regulated by RICS and operates a Complaints Handling Procedure. www.keppiemassie.com/CHP

Anti-Money Laundering

KM may be required to undertake customer due diligence and identity verification in accordance with applicable legislation. Appropriate identification and other information will be requested when required.

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