

FOR SALE



Modern Office Accommodation

Unit 17 Hurricane Court, Hurricane Drive, Speke Liverpool
L24 8RL



5,184 sq ft

Area



POA

Price



Tenure

Long Leasehold



To be re-assessed

EPC

- Modern office accommodation situated over two floors
- Highly regarded out of town complex
- Excellent public transport network connections
- 6 miles from Liverpool city centre
- Mersey Gateway Bridge 7 miles
- 7 miles from M56/M57 Junction

Location

The accommodation is within the sought after and established Hurricane Court development, a well-connected modern out of town office complex.

Hurricane Court benefits from close proximity to the Mersey Gateway Bridge (7 miles) giving direct access to Cheshire and wider motorway networks. The M56/M57 Junction is also located 7 miles from the unit, with direct access to Manchester.

The nearby New Mersey Shopping Park is host to a number of local amenities including, M&S, McDonald's, Boots, WH Smith and Cineworld.



Description

This self-contained out of town office space is well situated on the estate and offers working space which benefits from excellent natural light and is DDA compliant on both floors with a connecting passenger lift to the first floor.

The accommodation is served by air-conditioning which provides heating and lighting with double glazed windows throughout.

The property is fitted with a punch code entry system, full burglar alarm and intercom system.

The accommodation benefits from kitchen and male/female/disabled toilet facilities.

The suite benefits from 12 on-site car parking spaces



Area

Ground Floor	2,497 sq ft (232.1 sq m)
First Floor	2,686 sq ft (249.5 sq m)
TOTAL:	5,184 sq ft (481.6 sq m)

Tenure

It is understood that the property is held on a 949 year lease from 2007 at a peppercorn rent.

Price

Price on application.

Rates

The accommodation is to be re-assessed for rates.

EPC

Copy of EPC is available upon request.

Legal Costs

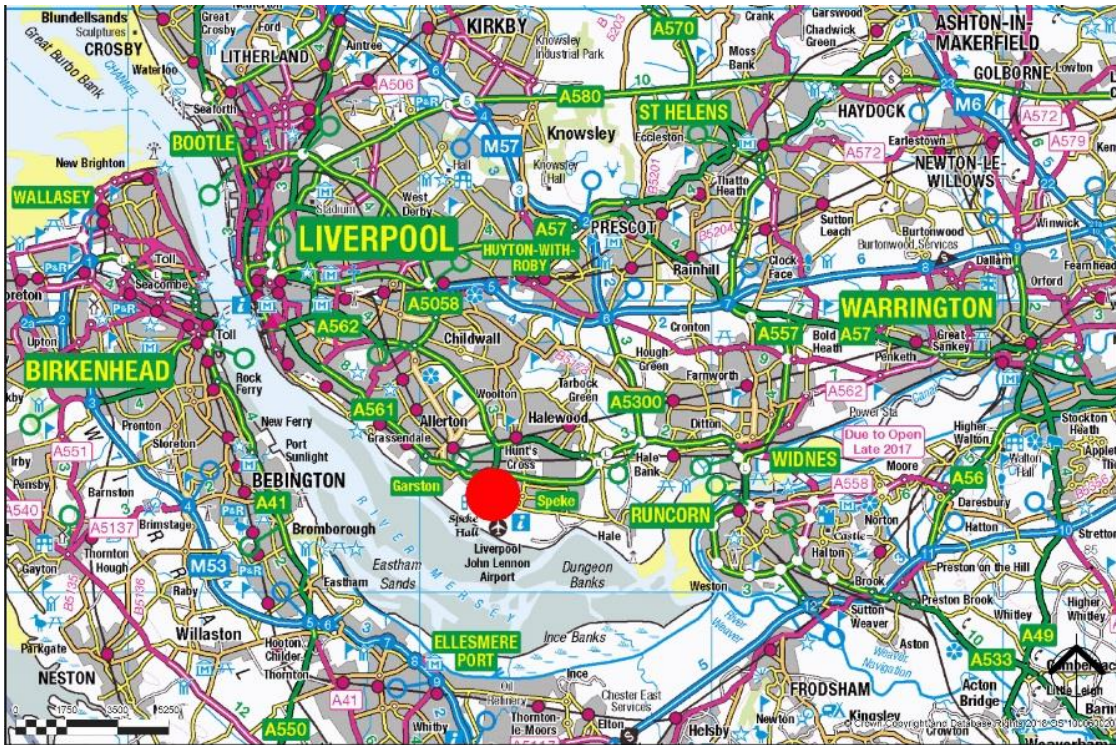
Each party to be responsible for their own legal costs.

VAT

The property is elected for VAT and therefore VAT is applicable to the sale.







For further information please contact:



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Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
We recommend you obtain professional advice if you are not represented.

Anti 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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