



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

BUILDING 2000 VORTEX COURT

ENTERPRISE WAY, WAVERTREE TECHNOLOGY PARK, LIVERPOOL, L13 1FB



TO LET

HIGH QUALITY FULLY FITTED OFFICE SUITES

3,520 - 9,207 SQ FT (327 - 855 SQ M)

 **MERSEYSIDE'S PREMIER BUSINESS PARK**

 **WAVERTREE TRAIN STATION 200M**

 **HIGH STANDARD OF FIT OUT COULD BE RETAINED**

 **1.7 MILES TO M62**

www.whittlejones.com



BUILDING 2000 VORTEX COURT

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WELCOME TO VORTEX COURT



DESCRIPTION

Vortex Court comprises of three 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 available accommodation is within building 2000, offering Grade 'A' office accommodation with good car parking ratios.

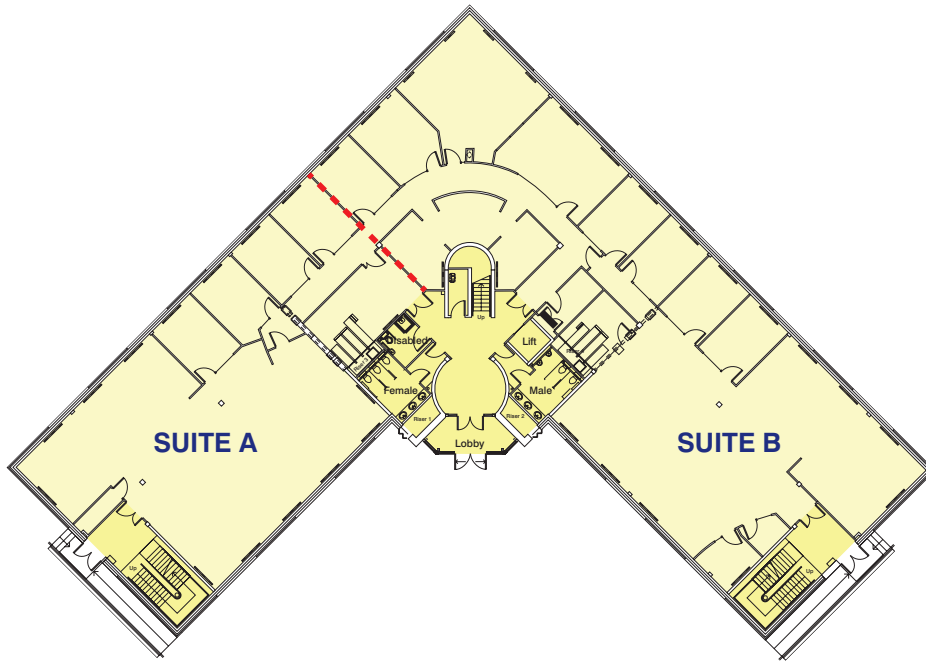
3,520 - 9,207 SQ FT
(327 - 855 SQ M)

- **MERSEYSIDE'S PREMIER BUSINESS LOCATION**
- **SITUATED IN CLOSE PROXIMITY TO EDGE LANE (A5047) THE MAIN ARTERIAL ROUTE LINKING LIVERPOOL CITY CENTRE WITH THE M62**
- **EXCELLENT PUBLIC TRANSPORT LINKS**
- **WAVERTREE TECHNOLOGY PARK RAILWAY STATION IS WITHIN 5 MINUTES WALK**

GROUND FLOOR PLAN

The ground floor suite has been fitted out by the previous occupier to provide a range of open plan areas along with individual offices, meetings rooms and kitchen space. This can be altered to suit an incoming occupier or removed to allow for an open plan working environment.

The accommodation can be split to provide a range of space options from 3,520 sq ft up to 9,207 sq ft. Example subdivision points have been indicated on the plan to the left by hashed lines.



----- Potential sub-division

GROUND FLOOR ACCOMMODATION

SUITE	SQ FT	SQ M
Ground Floor Whole	9,207	855
Sub-division example one - Suite A	3,520	327
Sub-division example one - Suite B	5,687	528

The floor is available as a whole or may be divided.

SPECIFICATION

The available floor/suites benefits from the following specification:

- Double height glazed entrance
- Full access raised floors
- Cooling System
- Suspended ceilings
- LG3 lighting with PIR sensors
- BREEAM rating 'Very Good'
- Parking ratio 1:252 sq ft

SERVICE AND ESTATE CHARGE

The ingoing tenant will be responsible for a fair proportion of the costs incurred by the landlord in providing the usual building services, together with maintenance and up keep of the external areas.

TERMS

The suite is available To Let by way of a new lease for a term of years to be agreed.

RENT

Details of the rent and other charges are available on application to the letting agents.

EPC

The EPC rating for this property is C53. A copy of the EPC is available on request.



3,520 - 9,207 SQ FT (327 - 855 SQ M)



LOCATION

Building 2000, Vortex Court is situated on Enterprise Way within Wavertree Technology Park which lies approximately 1.7 miles from the end of the M62 and 2.4 miles from Liverpool City Centre. Public transport links are excellent with several local bus services and Wavertree Technology Park Train Station within easy walking distance providing a regular direct service to Liverpool Lime Street and Manchester.

DISTANCES

M62	1.7 miles	5 mins
Liverpool City Centre	2.4 miles	6 mins
John Lennon Airport	8.7 miles	18 mins
Warrington	17.6 miles	25 mins
Manchester City Centre	32.3 miles	44 mins
Manchester Airport	34.4 miles	40 mins
London	211 miles	3 hrs 56 mins

Source TheAA.com

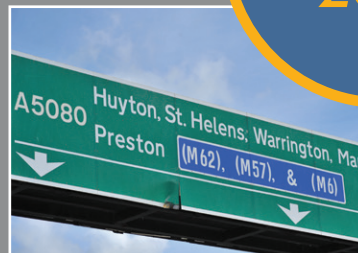
SAT NAV POSTCODE

L13 1FB

**BUILDING
2000**



Wavertree Technology Park Station



Access to M62, M57 & M6



Direct Service to Liverpool & Manchester



Wavertree Shopping Centre



VIEWING / FURTHER INFORMATION

Strictly by appointment with the joint letting agents.

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Misrepresentation Act

These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. June 2015.

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