

Office Space Available

7,844 - 31,705
sqft.

65 Stephenson Way
Wavertree Technology Park
Liverpool, L13 1HN



To let / May Sell

Newly Refurbished Grade A Office Space in Liverpool





84
Parking Spaces

04
Floors of office space

65 Stephenson offers 31,705 sq ft of premium Grade A office space distributed across four floors. The building features modern amenities including shower facilities, restrooms, elevators, and onsite parking with 84 spaces, eight of which are designated for disabled access.

The property is directly connected to Wavertree Technology Park station and is well-served by major bus routes throughout the city. Additionally, local mobile vendors provide daily cooked refreshments. The recently developed Liverpool Shopping Park, located within a five-minute walk, hosts a variety of national retailers and restaurants, including M&S, Boots, Next, Greggs, Costa, and Subway.

Description.



7,844
Minimum Available: 7,844 sqft

Staggered

65 Stephenson Way is strategically positioned with direct access to Edge Lane, facilitating easy travel west to Liverpool City Centre and east to the M62. The office is situated in Wavertree Technology Park, adjacent to Liverpool Innovation Park, home to notable occupants such as Sony, Broadgreen Hospital, and NHS 24/7, creating a dynamic out-of-town scientific hub.

The park is equipped with onsite parking and is serviced by its own railway station, providing direct connections to Liverpool Lime Street and Manchester Piccadilly. Nearby bus stops offer convenient links to routes across the city. Both international airports and seaports are also within close proximity..



Location.



65 Stephenson Way has been refurbished to a Grade A standard, offering tenants a range of high-quality features:

- LG7 LED Lighting
- Comfort Cooling
- Superb Natural Lighting
- Suspended Ceilings
- Raised Access Flooring
- Kitchen Facilities
- Dual Elevators
- Double Glazing
- Triple Height Reception
- DDA Compliant



specificiation

31,705
Total Available: 31,705 sqft

Staged.

65 Stephenson, offer a versatile range of office spaces designed to accommodate businesses of all sizes. The Newly refurbished building spans 31,705 sq ft, providing the flexibility to let spaces to multiple tenants or a single occupant seeking the entire building. The following outlines the available options:

- Ground, First, and Second Floor: Partitioned Offices
- Third Floor: Open Plan Office
- Total Available Space: Up to 31,705 sq ft

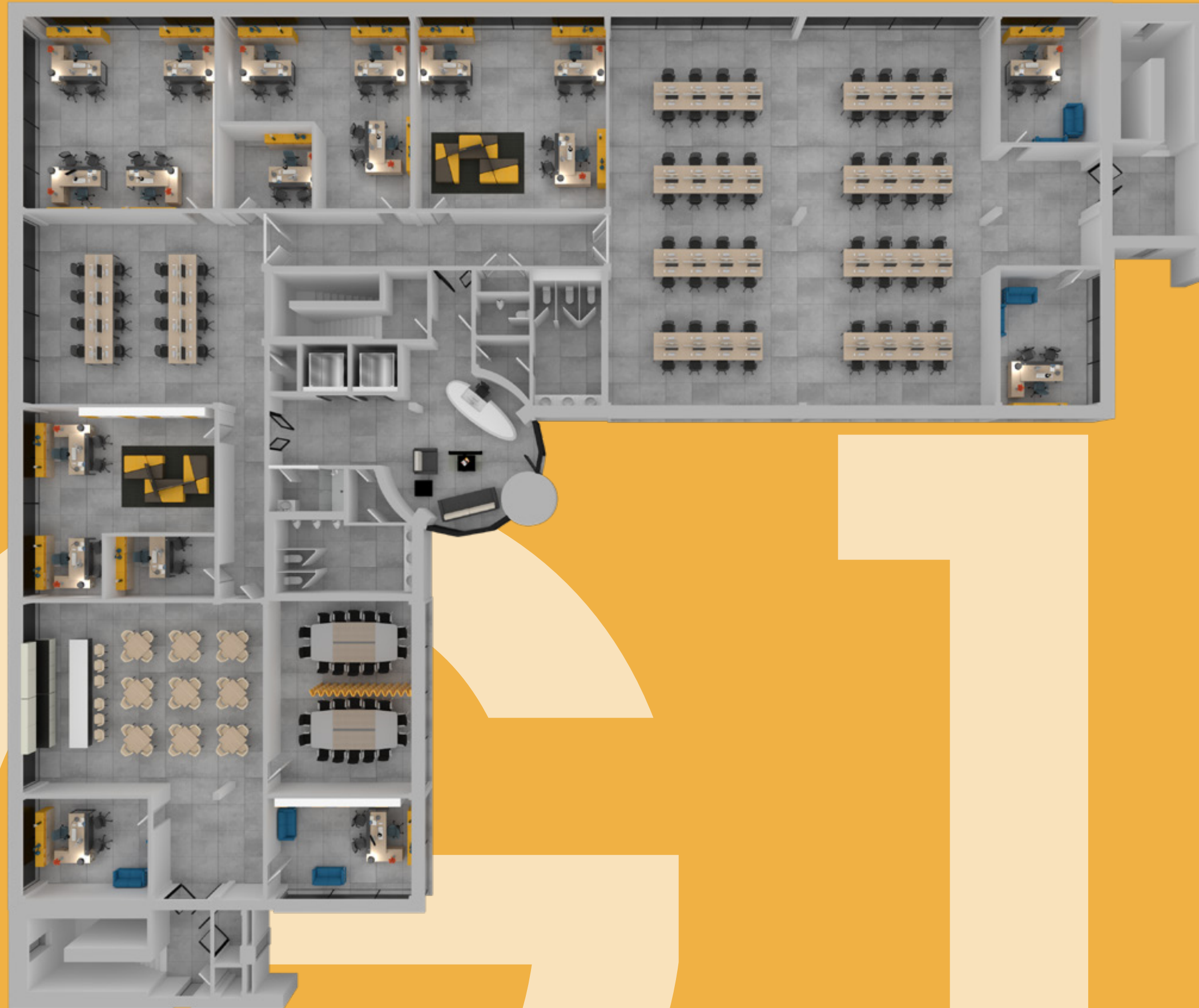
For those interested in leasing the entire building, 65 Stephenson provides a comprehensive solution with a total of 31,705 sq ft of premium office space.

G _{round}	8,126	755
1 _{st}	7,846	729
2 _{nd}	7,844	729
3 _{rd}	7,899	733
T _{otal}	31,705	2,945
Floor	SQ FT.	SQ M.

Availability.



Grd / 1st Floor Indicative



2nd Floor Indicative



Ground 1st & 2nd Partitioned Floors

These floors are divided by partition walls, creating smaller office units ideal for businesses of any size. Whether you are a small team of two or a growing company, we have space configurations that can meet your needs.



Indicative Plan 1

- 120 Open Plan Workstations
- 15 Private Desk Workstations
- 3 Breakout / Wellbeing Stations
- 2 Private Office Stations
- Reception / Greeting Station
- Male & Female W/C's

3rd Floor
7,899 sqft.

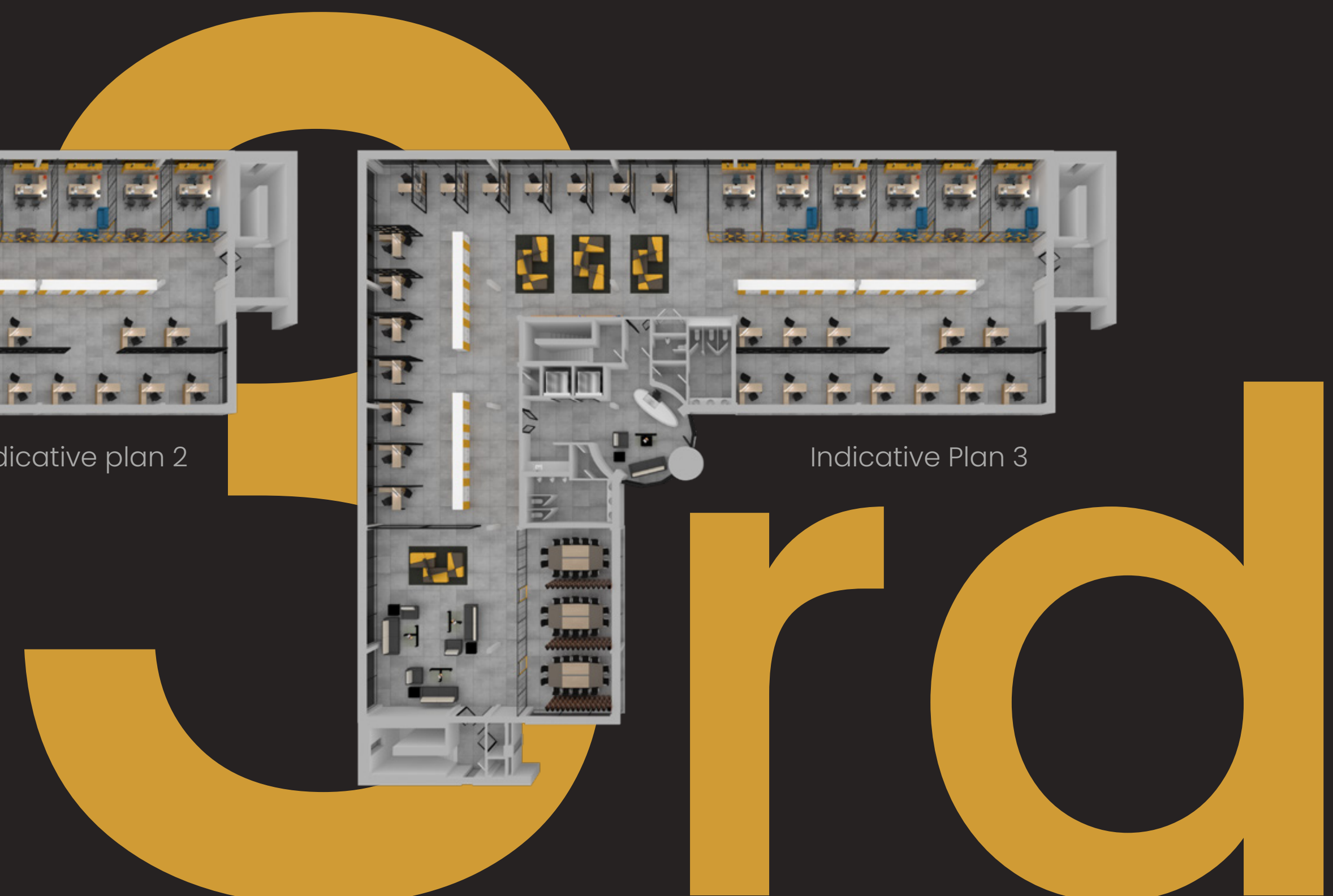
The third floor features an expansive open-plan layout, perfect for larger organizations seeking a collaborative work environment. This floor offers the flexibility to create customized workspaces tailored to your specific requirements.



Indicative plan 2



Indicative Plan 3







As one door shut
another door opens

Address

65 Stephenson Way, Wavertree
Technology Park, Liverpool, L13 1HN

Use

Use class E. Other uses possible subject to
planning (including use class B).

Legal Costs

Each party will be responsible for their
own legal costs incurred in the transaction.

Epc

EPC Rating C | 73. Available on
request from the agent.

Terms

Available To Let - £9.95 psf.
Available For Sale - P.O.A.

Vat

All figures quoted are exclusive of
and may well be subject to VAT.



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