

0151 268 5280

eddisons.com

TO LET - GROUND FLOOR OFFICE

Eddisons



16 HURRICANE COURT, ESTUARY BOULEVARD, SPEKE

LIVERPOOL L24 8RL

Size: 234 sq m (2,511 sq ft)

- High quality detached office
- Fast broadband
- 11 on site car parking spaces
- Established commercial location

LOCATION

The property is located just off Estuary Boulevard in an established commercial location close to A561 and Liverpool John Lennon Airport.

DESCRIPTION

The ground floor of this detached office building is available. The property was constructed circa 2005 and provides open plan office accommodation with meeting room, break out area.

Air conditioned, raised floors, passenger lift, IT cabling and high speed broadband available.

11 car parking spaces are allocated to the ground floor office.

Hurricane Court is a development of 20 office building with occupiers including Forster Dean Architects, City Surveys and Media Engineering.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice we believe the property offers the following approximate Net Internal Area:

| UNIT | M ² | SQ FT |
|--------------|----------------|-------|
| Ground Floor | 233.77 | 2,511 |

BUSINESS RATES

The property is entered in the 2023 Rating List as follows:

Description: Office & Premises
Rateable Value: £49,750

The assessment above requires sub-division to provide a separate assessment for the ground floor alone.

TENURE

The premises are offered for lease on an effective FR&I term with further information available upon request.

TERMS

The quoting rent is £12 per sq ft per annum exclusive of VAT.

SERVICE CHARGE

The estate charge budget is approximately £700 exclusive of VAT.

EPC

The premises has an EPC Rating of C-57.

VAT

VAT is payable at the standard rate.

LEGAL COSTS

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

VIEWING

Viewing strictly by prior appointment with the joint agents:

Eddisons
Robert Diggle
0151 268 5280
robert.diggle@eddisons.com

Or

Legat Owen
Will Sadler
01244 408219
willsadler@legatowen.com

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For more information, visit eddisons.com
T:0151 268 5280

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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PHOTOGRAPHS



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TOWN PLAN



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