

0151 268 5280

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OFFICES - TO LET

Eddisons



15 TAPTON WAY, WAVERTREE BUSINESS VILLAGE

LIVERPOOL L13 1DA

Rent £16,000 pa

Size: 118.61 sq ft (1,276 sq m)

- Self-contained office
- Attractive business village development
- Close proximity to main arterial routes to include Edge Lane and close to Wavertree Station
- 4 marked car parking spaces

LOCATION

The subject property is located on the established Wavertree Business Village fronting Tapton Way and accessed off Wavertree Avenue.

The estate is located on the the Wavertree Technology Business Park approximately 4 miles west of Liverpool City Centre.

There is good accessibility via Edge Lane (A5080) into Liverpool City Centre and to the M62 motorway close by.

DESCRIPTION

The property comprises an end-terrace, two storey, self-contained office building built to modern specification as follows:

- Suspended ceiling incorporating recessed lighting
- Painted walls and carpeted floors
- Heated via wall mounted electric radiators
- Male, female and disabled toilets
- Kitchenette on ground and first floor
- Externally, 4 marked car parking spaces

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	58.19	626
First Floor	60.42	650
TOTAL	118.61	1,276

BUSINESS RATES

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

Description: Business Unit & Premises
Rateable Value: £15,500.

EPC

An Energy Performance Certificate has been commissioned and the property has an EPC rating in Band C.

A copy of the Energy Performance Certificate is available upon request.

TERMS

The property is placed to the market by way of the granting of a new lease on terms to be agreed between the parties.

The quoting rent is £16,000 per annum exclusive of VAT.

VAT

We understand that the transaction will be subject to VAT.

LEGAL COSTS

Each party will be responsible for their own legal and surveyors costs.

VIEWING

Strictly via the agents

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

JUNE 2024

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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PHOTOGRAPHS



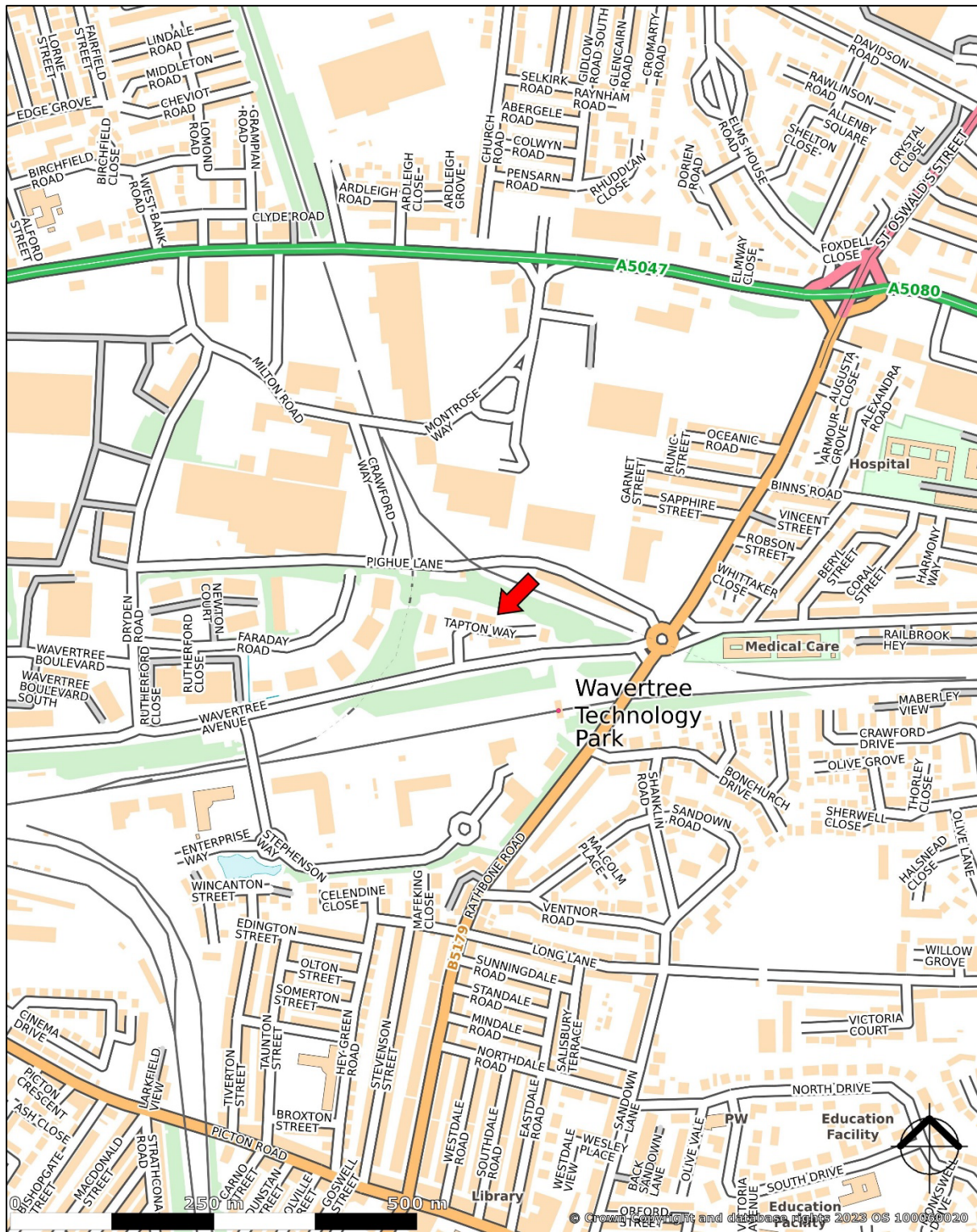
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LOCATION PLAN



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