

TO LET



## Refurbished Grade A Office Accommodation

Wavertree Technology Park, 65 Stephenson Way, L13 1HN





hello.

## Impressive Reception

65 Stephenson comprises 31,705 sq ft of [Grade A](#) office accommodation across 4 floors, including shower facilities, W/C's, lifts and on site parking for 85 spaces, 8 of which are disabled.

The building is connected directly to Wavertree Technology Park station and also connects to major bus routes throughout the city. Local mobile vendors visit the building daily with cooked refreshments.

Recently developed Liverpool shopping park is located less than five minutes walk from the building with a wide range of national retailers and restaurant operators including; M&S, Boots, Next, Greggs, Costa and Subway.



# Popular Location

65 Stephenson way is closely connected to Edge Lane which provides direct arterial access West to Liverpool City Centre and East to the M62. The building sits on Wavertree technology park adjacent to Liverpool Innovation Park with occupiers including; Sony, Broadgreen Hospital and NHS 24/7 formulating an out of town scientific hub.

The park boasts on site parking with 85 spaces and is serviced by its own railway station, directly connecting to Liverpool Lime Street and Manchester Piccadilly. Bus stops are within a minutes walk, connecting to routes running throughout the city. International airports and seaports are also in close proximity.



65  
STEPHENSON

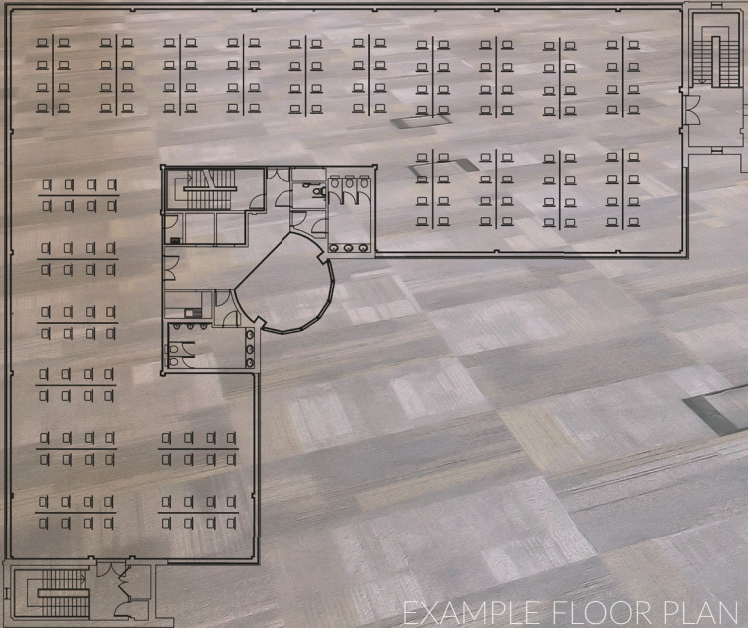
Wavertree High Street  
5 Minute walk





- + SUSPENDED CEILINGS
- + COMFORT COOLING
- + DOUBLE GLAZING
- + LG7 LED LIGHTING
- + RAISED ACCESS FLOORING
- + TRIPLE HEIGHT RECEPTION
- + DUAL ELEVATORS

# Newly Refurbished



EXAMPLE FLOOR PLAN

G 1 2 3 T	Ground FLOOR	754.90 SQ M 8,126 SQ FT
	First FLOOR	728.90 SQ M 7,846 SQ FT
	Second FLOOR	728.70 SQ M 7,844 SQ FT
	Third FLOOR	732.90 SQ M 7,889 SQ FT
	Total AREA	2,945.40 SQ M 31,705 SQ FT









# Further Details

## EPC

An epc has been prepared and is available on request from the agent.

## LEGAL COSTS

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

## VAT

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

## TERMS

Available on application.



## For further details contact the agents for the property

---

### CBRE

**Andrew Byrne**

---

✉ [andrew.byrne@cbre.com](mailto:andrew.byrne@cbre.com)

☎ 0151 471 4915

**Neil Kirkham**

---

✉ [neil.kirkham@cbre.com](mailto:neil.kirkham@cbre.com)

☎ 0151 471 4933



**Mark Worthington**

---

✉ [mark@worthingtonowen.com](mailto:mark@worthingtonowen.com)

☎ 0151 230 1130

**Andrew Owen**

---

✉ [andrew@worthingtonowen.com](mailto:andrew@worthingtonowen.com)

☎ 0151 230 1130