

FOR SALE WITH VACANT POSSESSION



GUIDE PRICE £1,000,000
**61 STEPHENSON WAY, WAVERTREE TECHNOLOGY
PARK, LIVERPOOL, L13 1HN**



- Excellent location on Wavertree Technology Park
- Situated 2 miles east of Liverpool City Centre
- Modern detached office building totalling 935.4 sq. m. (10,069 sq. ft.)
- Fully refurbished in 2016 to an exceptionally high standard
- Available due to relocation
- Price - £1,000,000
- Long leasehold till 26th June 2126
- Offered with Vacant Possession
- Currently comprises:
 - Modern offices at first floor.
 - High quality kitchens at ground floor used for teaching and research.
 - Ground floor suitable for a variety of uses.

LOCATION

Liverpool is the 6th largest City in the UK with a population of 464,500 persons, with a catchment of 1.8 million people within a 30 minute drive time and 6 million people within an hours drive time. Located approximately 112 miles (180km) north west of London, 98 miles (158km) north west of Birmingham and 32 miles (52km) to the west of Manchester.

Liverpool Lime Street Station provides direct rail services to London Euston and along with Liverpool Central Station, many local services are provided to Manchester, Preston, Warrington and Chester.

In addition Liverpool John Lennon Airport is located 6 miles to the south east and serves numerous national and international destinations.

Liverpool is home to a number of international and national businesses such as Jaguar Land Rover, Santander, Royal Sun Alliance and QVC. Many large public organisations also have a presence in the City including HMRC and The Passport Office.

SITUATION

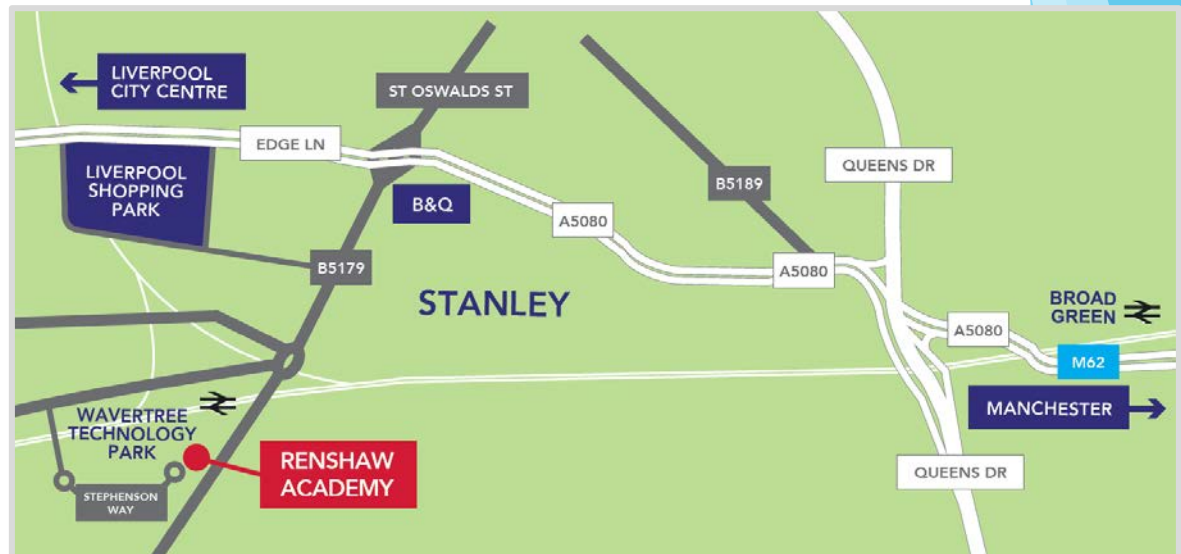
Wavertree Technology Park is considered the prime out-of-town office location in Liverpool and Merseyside being situated 2 miles (3.2km) east of the City Centre.

It benefits from good communications with easy access to the City Centre and is also within 1 mile (1.6km) of Junction 4 of the M62, both accessible by Edge Lane (A5047). It is also within ½ a mile (0.8km) of the A5058 (Liverpool Outer Ring Road).

The park is served by its own railway station, Wavertree Technology Park, providing regular services to Liverpool Lime Street and Manchester Piccadilly.

More than 65 organisations employing circa 2,500 people are on the park with major occupiers including Barclays Bank, RBS, Sony, Provident, Mersey Care NHS Trust, Liverpool Community Health and the RSPCA.

The property is situated at the south east of the estate with access from Stephenson Way and within 200m of Wavertree Technology Park Rail Station.



DESCRIPTION

The property forms a modern detached 2 storey office of traditional steel frame construction, arranged in an “L” shape with cladding to walls incorporating powder coated, aluminium framed double glazing units with a pitched arched roof in profile metal decking. It has the benefit of a full height glazed entrance with feature canopy.

The ground floor comprises a large attractive reception area with break out space and a series of kitchens and teaching kitchens fitted out to the highest standard. There is the potential for these kitchens to be converted into laboratories, showrooms, consulting rooms, theatre, lecture rooms etc. or alternatively to office space.

The first floor is arranged as traditional offices and again fitted out to a high standard incorporating a mixture of open plan and cellular offices, meeting and conference rooms. The specification includes: -

- Suspended ceiling
- Spotlights
- Air conditioning
- Raised floor
- Glazed partitioning

There are toilets on each floor, a passenger lift and central staircase.

The property benefits from 39 car parking spaces, giving a ratio of 1: 238 sq.ft.

The site is landscaped to the rear and side.

ACCOMMODATION

The property offers the following Net Internal Floor Areas: -

Ground Floor	462.0 sq.m.	4,973 sq.ft.
First Floor Offices	473.4 sq.m.	5,096 sq.ft.
Total NIA	935.4 sq.m.	10,069 sq.ft



TENURE

The property is held long leasehold from the 6th June 2002, expiring 26th June 2126 at a peppercorn rental.

PRICE

We are seeking offers in the region of **£1,000,000** subject to contract and exclusive of VAT.

RATEABLE VALUE

We understand the property is currently assessed as follows:-

Floor	Rateable Value
Ground Floor	£48,323
First Floor	£52,899
Car Park	£5,125
TOTAL	£106,352



EPC

The property has been independently assessed and certified as falling within Band C.

A copy of the EPC can be provided, on request.

VAT

The property is registered for VAT.

FURTHER INFORMATION

Please contact:-



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Misrepresentation Act

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