

To Let

15a/ 15b Tiger Court, Kings
Business Park, Knowsley, L34 1BD



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avisonyoung.co.uk

Highlights



Total Area
8,318 sq ft



Excellent views from the balcony
Mature landscaping



Annual Rent
£12.50 per sq. ft.



Car Parking
Total of 41 spaces

Location

Tiger Court is well situated and accessed directly from junction 2 of the M57 Motorway, which in turn connects to the M62, M58 and M6 motorway.

Prescot Town Centre is located $\frac{3}{4}$ mile to the East and Huyton Town Centre is approximately 1 mile to the South West, each offering mainline rail connections as well as a range of retail facilities such as the Tesco and Asda Superstores.

The area is well served by local bus routes and Prescott Train Station has trains to Lime Street Station every 15 minutes.

Description

Tiger Court is modern business park and offers a unique opportunity to acquire a self contained high quality office building .

Each unit has their own dedicated entrance , kitchen facilities, WCs, and meeting rooms. Unit 15a and 15b can be taken as a whole or separately.

The buildings are arranged over ground and first and providing the following approximate internal floor areas:

	Sq ft	Sq m
15a	4,159	386.38
15b	4,159	386.38
Total	8318	772.77

Specification

- Reception area in both unit 15a/15b
- Secure fob access system
- Suspended ceiling incorporating LG7 lighting
- Accessible raised floors
- Comfort cooling
- Glazed meeting rooms
- Male, female and accessible WCs on each floor
- 41 carparking spaces (including 3 accessible and bicycle hub)

For further information please contact:

Remi Smith
0151 471 6719
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Tenure

Leasehold. Client may also consider a Long Leasehold disposal please contact agent for more information.

Rent

Rent: £12.50 per sq. ft. per annum

Business rates

We understand that the property is assessed as follows:

Rateable value: £74,500
UBR (2018/19): 51.2
Rates Payable: £38,144 per annum.

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

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

Available

The property will be available from 31st October 2021

Planning

The property use is Offices (B1a).

Estates Charge

£6200 per annum.

Insurance

The landlord insures the property and will recover costs from the tenant. The current premium is £1,790 per annum.

EPC

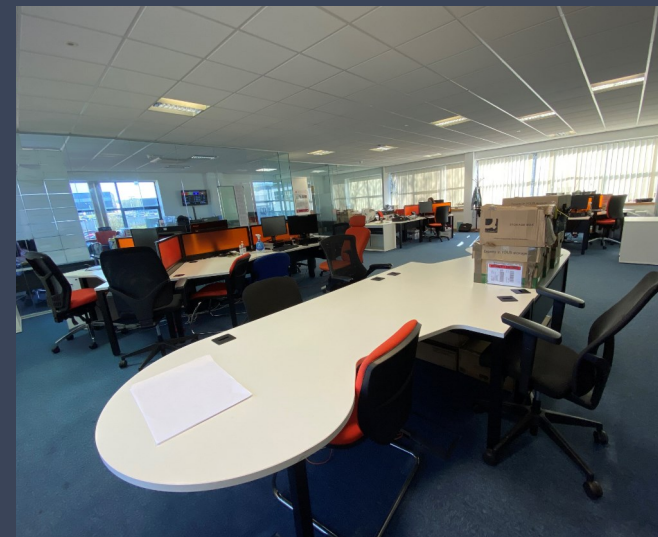
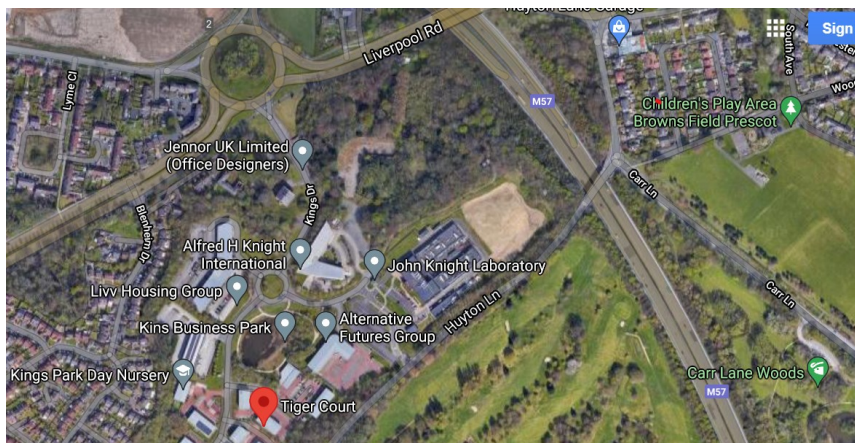
The Energy Performance Asset Rating is available upon application

VAT

VAT if applicable will be charged at the standard rate.

Viewings

Viewings are strictly by appointment only. Please contact Remi Smith (0151471 6719 / remi.smith@avisonyoung.com for more information.



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File number: TBC

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