



TO LET

Meridian Business Village, Woodend Avenue, Hunts Cross,
Liverpool L24 9LG

**HIGH QUALITY
OFFICE SPACE**

**mason
owen...**

property consultants

Call now 0151 242 3000
www.masonowen.com

- Excellent public transport connections
- Within a well serviced out of town area
- On-site parking

LOCATION

Meridian Business Village is situated fronting onto Woodend Avenue within the well serviced area of Hunts Cross, just outside Speke. The office space is only a short walk from Hunts Cross Retail Park, which includes Asda, Boots, Halifax Bank and eating establishments such as Subway, KFC and McDonald's.

Meridian Business Village is well located being just 6.5 miles from Liverpool city centre, and 6 miles from the M57/M62 motorway junction. The excellent public transport networks allow for access via Hunts Cross train station, and numerous bus stops along Woodend Avenue.

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Availability

Unit	Sq Ft	Sq M	Floor	Rent PA	Insurance	Service Charge PA
17	2,695	250.40	Whole Unit	£24,255	£747.34	£2,500
29	2,695	250.40	Whole Unit	£24,255	£763.79	£2,500

Tenure

Available by way of new full repairing and insuring leases for a term of years to be agreed.

EPC

Band B43

Legal costs

Each party to be responsible for their own legal costs.



Agents Note:

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Mark Coulthurst

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Or via our joint agents Hitchcock Wright

0151 227 3400 Contact Brian Ricketts