

To Let

Detached office building

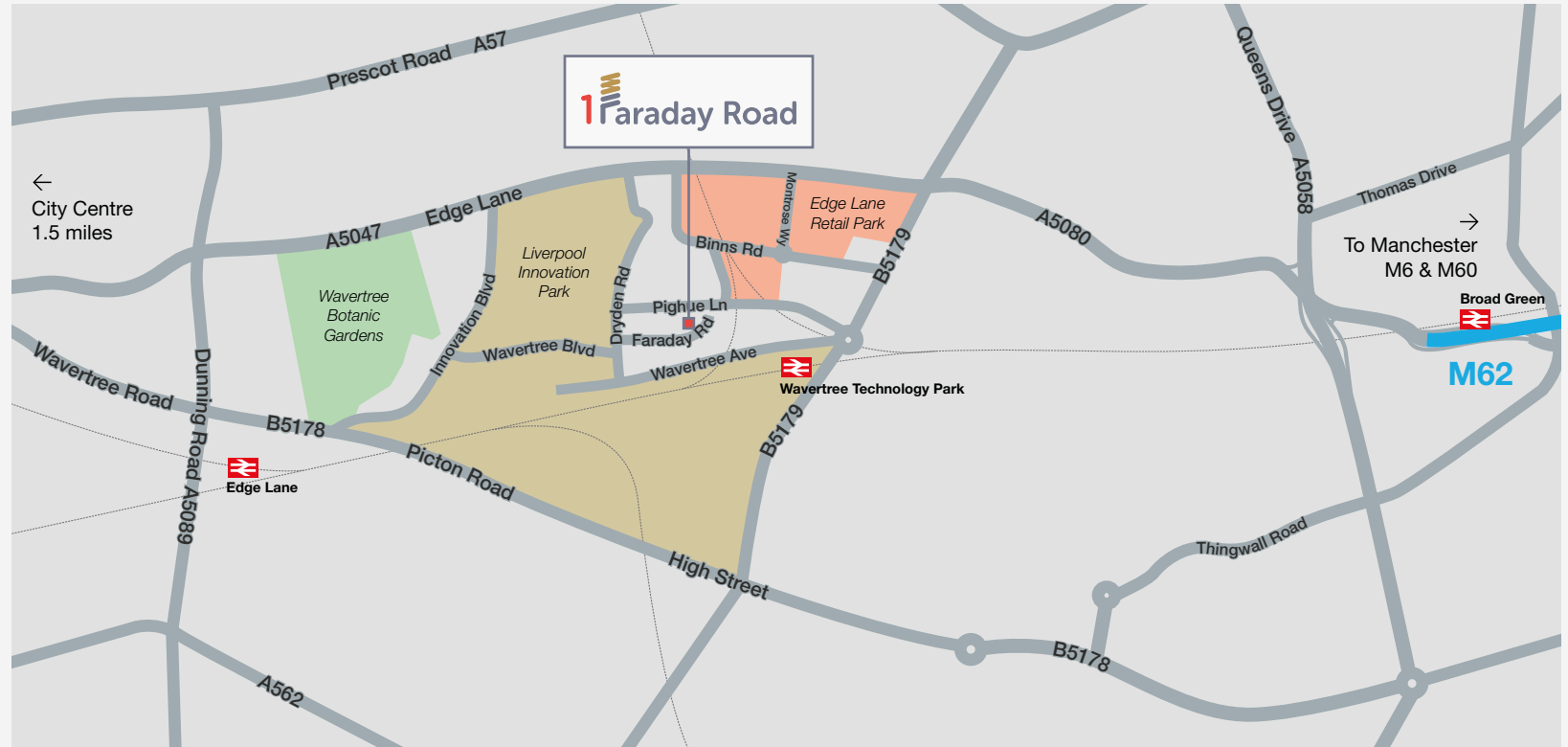
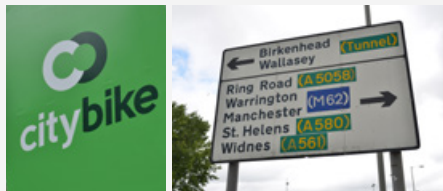
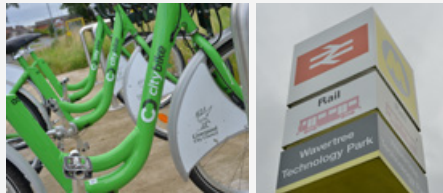
- Ample car parking plus expansion land
- 11,350 sq ft (1,054 sq m) on a site of 1.5 acres (0.6 hectares) approx
- Sought after location close to Rocket (M62/A5058/A5047) intersection

Enter

1 Faraday Road

Wavertree Technology Park, Liverpool L13 1EH



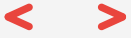


Location

The property is situated on Faraday Road within Wavertree Technology Park and lies approximately 3 miles east of Liverpool city centre. The property is approximately 1 mile from the Rocket, the intersection of the M62/A5058 Queens Drive and A5047 Edge Lane.

Public transport links are excellent being served by several local bus routes whilst Wavertree Technology Park train station is within walking distance.





Description

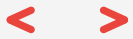
Built circa 1990, the property is of steel portal frame construction and comprises of a detached modern office facility which is situated within a substantial site. Internally, the property has been subdivided to provide a range of open plan and private office areas, training and conference rooms. Additionally, there is a small workshop area with mezzanine storage above.

Externally, the site benefits from a generous amount of on-site car parking together with land for future expansion if required.

Services

We understand that all mains services are connected to the property including a three phase power supply. The accommodation is currently heated via a gas fired central heating system. Male, female and disabled toilets together with kitchen and canteen facilities are provided



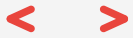


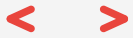
Accommodation

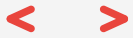
From measurements taken on site, we calculate the property has the following net internal areas:

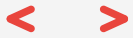
Ground Floor Offices	8,300 sq ft	771 sq m
Workshop/Stores	1,650 sq ft	153 sq m
Mezzanine Stores	1,400 sq ft	130 sq m
Total	11,350 sq ft	1,054 sq m

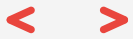
From measurements scaled from the Ordnance Survey extract, we calculate the accommodation occupies a total site area of approximately 1.5 acres (0.6 hectares) or thereabouts.

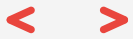














Terms

The accommodation is available to let by way of a new full repairing & insuring lease on terms to be agreed. Further details on application.

EPC

The Energy Performance Asset Rating is Band C59. A full copy of the EPC is available on line at www.epcregister.com

Rates

From information obtained from the Valuation Office website, we understand the property is currently assessed as follows:-

Rateable Value	£59,500
----------------	---------

For rates payable, interested parties are advised to visit www.gov.uk/correct-your-business-rates

Mason Owen gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant/purchaser should rely upon their own enquiries with the Local Rating Authority.

Service Charge

The accommodation will be subject to a service charge for the maintenance of the technology park and on-site security.

VAT

All prices, outgoings and rentals are quoted free of, but may be liable to, VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the progression of legal documentation.



Viewing

All arrangements to view the premises is strictly by prior arrangement with the Liverpool offices of Mason Owen.

Contact

Mark Coulthurst

T 0151 242 3123

M 07767 685 598

E mark.coulthurst@masonowen.com

Louis Holt

T 0151 242 3145

M 07887 530 274

E louis.holt@masonowen.com

**mason
owen...**

0151 242 3000

www.masonowen.com

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. July 2017. RB&Co 0161 833 0555. www.richardbarber.co.uk