



FOR SALE

**OFFICE
PREMISES**

Unit 6, Part Cell 6B, Liverpool International Business Park,
De Havilland Drive, Liverpool, L24 8RN

Total Area 3,075 sq.ft. (285.7 sq.m.)

- **ESTABLISHED AREA OF BUSINESS**
- **EXCELLENT LOCATION**

Location

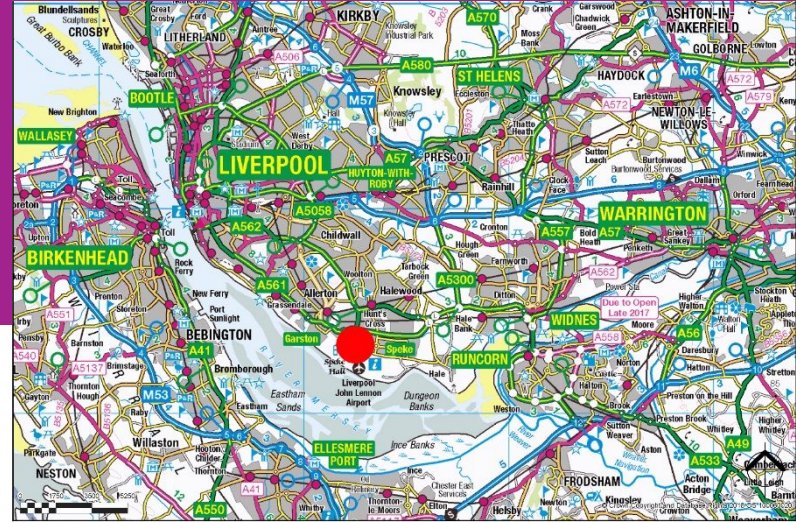
The premises is located within Speke, an area of significant business profile within South Liverpool.

The semi-detached property benefits from close proximity to the Mersey Gateway Bridge (7 miles) giving direct access to Cheshire and the wider motorway networks. The M56/57 Junction is located 7 miles from the unit, with direct access to Manchester & the North. New Mersey Shopping Park, is just a 10 minute walk from the unit, benefiting from such local amenities as M&S, McDonald's, Boots, WH Smith and Cineworld.

**mason
owen...**

property consultants

0151 242 3000
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Description

The premises is situated over 2 floors, benefiting from a spacious double height reception hall & glass frontage for a light and pleasant entrance. Including large open plan office accommodation on the ground and first floor, with the first floor benefiting from a separate kitchen & break out area. The premises is fitted with a burglar alarm, intercom system & a punch-code access system. The unit benefits from recessed LED lighting, raised floors & suspended ceilings, a disabled platform passenger lift and double glazing throughout. There are also separate disabled & male/female toilet facilities. The premises has 10 on-site parking spaces.

Area

Ground Floor	1,540 sq.ft. (143.1 sq.m.)
First Floor	1,535 sq.ft (142.6 sq.m.)
Total	3,075 sq.ft. (285.7 sq.m.)

Tenure

Offers for the long leasehold interest are invited at £335,000+VAT.

It is understood that the property is held on a 995 year lease from September 2006.

Rates

Rateable Value £31,500
Rates Payable £15,467

EPC

C74

Legal costs

Each party to be responsible for their own legal costs.

VAT

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

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

Strictly through the agent:

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Viewing

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