

TO LET

9 Tapton Way, Wavertree Business
Park, Liverpool, L13 1DA

- Self-Contained Office Accommodation
- Fit Out To A High Standard With Car Parking Provision
- Excellent Location
- Total Approx. Net Internal Area: 96.3 sq.m. (1,036 sq.ft.)

TO LET

9 Tapton Way, Wavertree Business Park, Liverpool, L13 1DA

Location

The subject property is located fronting on to Tapton Way, set back off Wavertree Avenue within a modern development of business units within Wavertree Technology Business Park, and in close proximity to the main arterial routes (Edge Lane). Liverpool City Centre lies approximately 4 miles West of the property, with good links to the local motorway networks (M62), approximately 2.5 miles East. In addition, the Wavertree Technology Business Park is well-served by public transport including buses and local railway networks only a short walk from the property.

The Property

The subject property comprises of a well-presented self-contained office provision, situated within a two-storey end-terrace, benefitting from kitchenette and WC provisions on the ground floor and a separate stair access to the first floor which features an open plan layout. Internally, the property is currently fit out to a high standard, benefitting from carpet tile flooring, suspended ceiling throughout incorporating recessed fluorescent strip lighting, electric storage heaters, CCTV and fire alarm system in situ. Externally, the property benefits from double-glazed aluminium framed windows, and car parking provision to the front and side elevations for up to 4 vehicles.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Ground Floor

Net Internal Area: 35.3 sq.m. (380 sq.ft.)

First Floor

Net Internal Area: 61 sq.m. (657 sq.ft.)

Tenure

The premises are available to let by way of a full Repairing and Insuring Lease for a term to be agreed.

EPC

The property has an EPC Rating of C72. Full report available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £10,500.

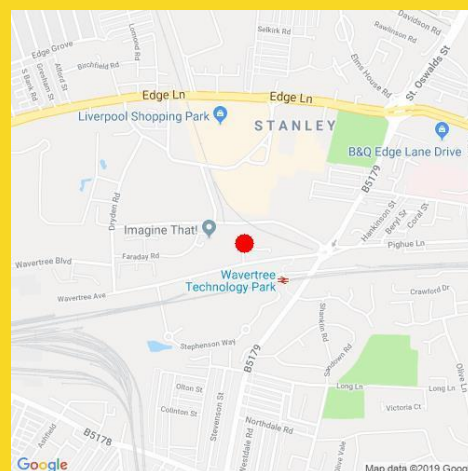
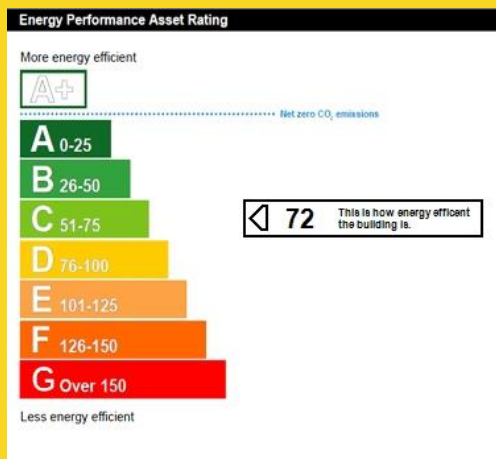
The Uniform Business Rate for 2018/19 is 48.0p (or 49.3p above £18,000) This firm gives no warranty that the values supplied and the sums of money expressed as being payable or accurate and would strongly recommend that prospective lessees rely upon their own enquiries with the Local Rating Authority to verify the rates payable and to establish the position in respect of any appeals and the inheritance of any transitional relief which may reduce or increase the rating liability. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Rent

£10,000 per annum.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)



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