



deals from  
**£1**  
per sq ft

**self contained office units**  
from 1384 sq ft – 2695 sq ft (128.58 sqm – 250.37 sqm)



**high specification  
business space  
in a sought-after  
location**

## Meridian Business Village

Woodend Avenue, Hunts Cross L24 9LG

**prospect.**  
COMMERCIAL

**for  
sale/  
to let**



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## where business comes to life...



With good reason Meridian Business Village in Hunts Cross has become one of Liverpool's most in-demand commercial locations and a thriving business community. Lettings activity has been exceptionally busy as businesses have quickly recognised the strategic benefits of its location and the superior quality of its specification, as well as the comfort, attractiveness and convenience of its surroundings with everyday amenities close at hand. Meridian Business Village is a place which enriches working life in every respect.



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**'secured by design'**

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## contemporary design, space and security



Meridian Business Village is a completed development enjoying a landscaped environment with generous parking, outdoor space and an advanced security specification which is Secured by Design. Only a few self-contained units now remain available at Meridian Business Village, offering a choice of two different sizes: 1384 sq ft (128.58 sqm) or 2695 sq ft (250.37 sqm). Ready for immediate occupation, each unit provides two spacious floors of open-plan offices which can be adapted to serve a variety of preferences and configurations.

The complex is complemented by its immediate surroundings which are also newly developed, including a variety of high quality homes from reputable house-builders such as Bellway Homes giving the area a well-maintained, contemporary appearance in keeping with the qualities offered at Meridian Business Village.



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## the location

Meridian Business Village lies at the heart of South Liverpool's burgeoning commercial district, identified and established as a prime strategic location by a host of major names, including Jaguar Ford, HBOS, Communis, Arvarto Bertelsmann and DHL. The area is now more appealing than ever following extensive mix-use development, including various high quality hotels, new homes, the expansion of Liverpool John Lennon Airport and the emergence of New Mersey Shopping Park as one of the region's most popular retail destinations.



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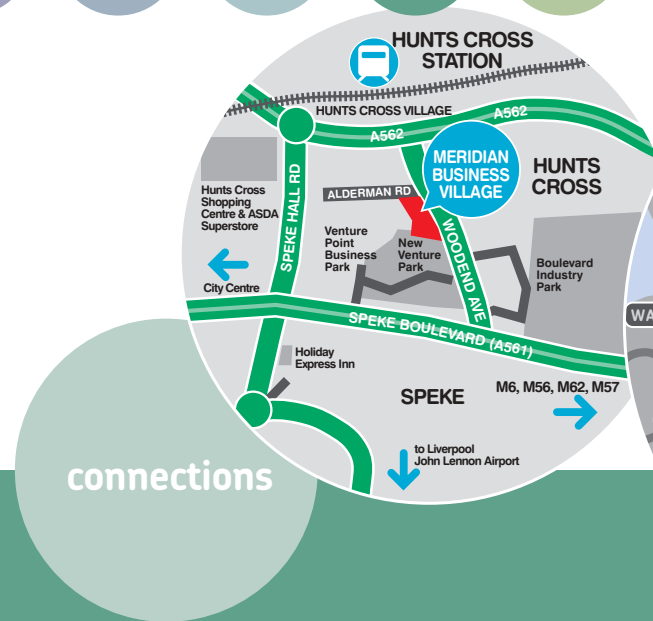
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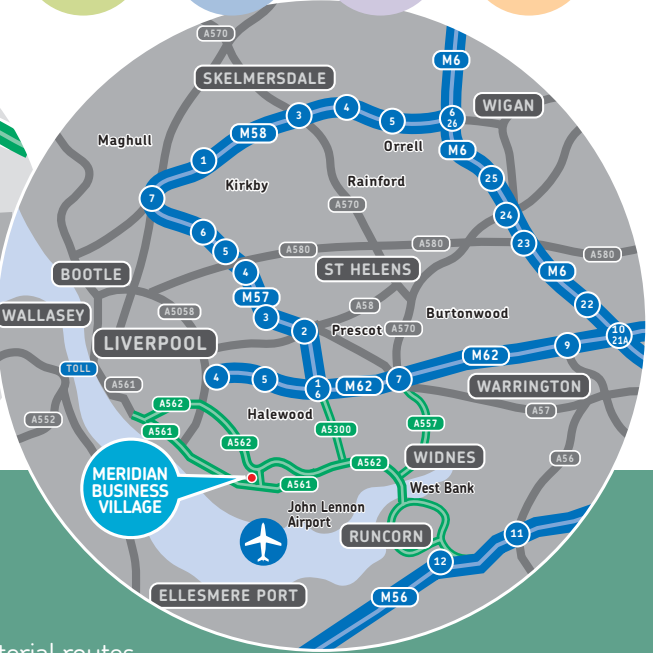


‘superb motorway links’

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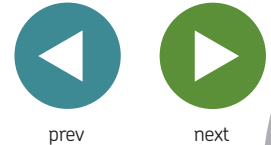
connections



With its fast links to the city centre and wider arterial routes, Meridian Business Village is an ideal base for businesses which require excellent transport connectivity – locally, regionally, nationally and internationally. The motorway network is directly accessed via the Knowsley Expressway – leading to the M62 and M57 – and dual carriageway direct to J12 of the M56. Also nearby are Liverpool South Parkway interchange and Liverpool John Lennon Airport providing flights to a huge range of global destinations.

Distances and drive times	
Liverpool city centre	7 miles, 15 mins
Liverpool John Lennon Airport	1.6 miles, 5 mins
M62/M57 motorway	6.5 miles, 10 mins
M6 motorway	18 miles, 15-20 mins
Manchester city centre	30 miles, 25-30 mins

Meridian Business Village occupiers are able to provide convenient travel for staff and clients alike, including easy access to regular public transport routes via road and rail (see page 9 for further details).





Developer Prospect GB has constructed, landscaped and finished Meridian Business Village to an extremely high standard, incorporating a contemporary aesthetic and features designed for energy efficiency and sustainability. A superior specification throughout caters for the comfort, security and operational efficiency of each tenant.

- gas-fired central heating
- suspended ceilings with recessed LG3 compliant lighting
- 3-compartment power and data perimeter trunking
- ready for immediate occupation; decorated and carpeted
- double glazed throughout
- 24-hour CCTV security
- at least two WC's per unit including disabled facilities
- generous car parking allocation to each unit

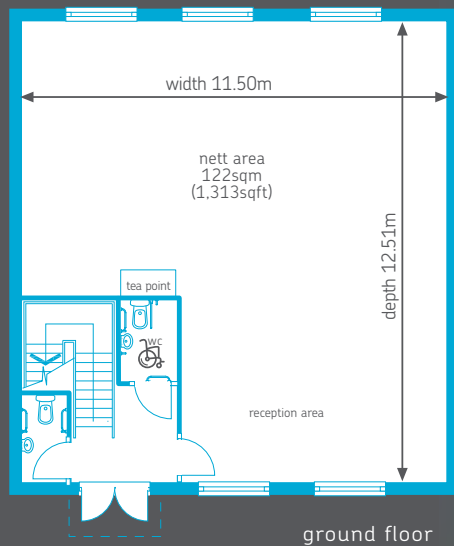
## site layout and specification



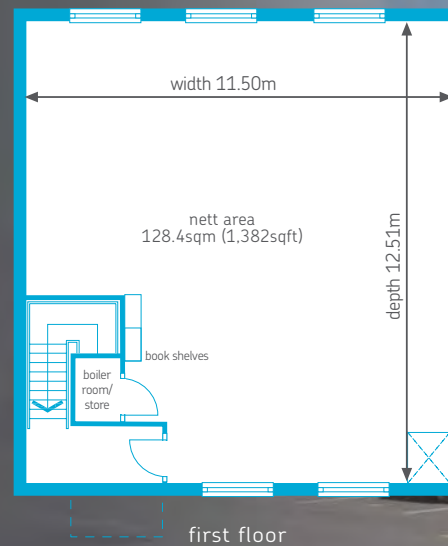
## floor plans typical layouts

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2695 sq ft  
(250.37 sqm)



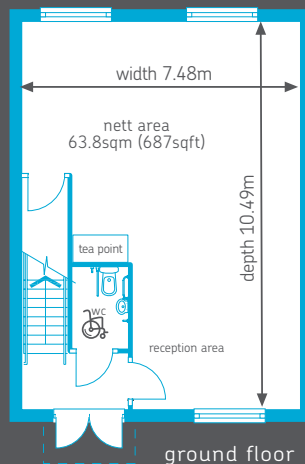
ground floor



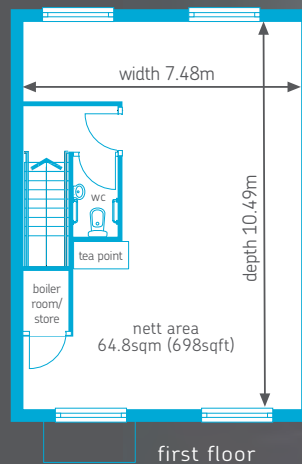
first floor



1384 sq ft  
(128.58 sqm)



ground floor



first floor

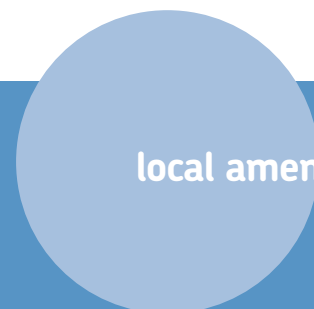


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## local amenities

Meridian Business Village tenants can find all their everyday needs within walking distance, including four banks, a Co-operative supermarket, post office and a number of cafes and sandwich shops. Located a few minutes' drive away are New Mersey Shopping Park, the Speke Centre and Hunts Cross Retail Park offering a range of major names including Next, ASDA, Morrisons, TK Maxx, JD Sports, Boots and Mothercare.

The location is ideally convenient for you and your staff to fit in life's essentials around work. The surrounding area offers an exceptionally wide choice of everyday shopping, leisure and dining options within purpose-built complexes, superstores or independent outlets, all close at hand.



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‘excellent bus and rail links nearby’

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## transport & childcare

Tenants and their visitors find it very easy to get to and from Meridian Business Village via their preferred mode of transport. Bus connectivity is excellent with bus stops right outside. Hunts Cross Metro/Rail station is a short walk away, and the award-winning Liverpool South Parkway bus and rail interchange is also nearby, providing regular services to the city centre, Manchester, Warrington and Birmingham. In addition to being served by TransPennine Express, East Midland Trains and London Midland, Northern Rail trains now go direct to Blackpool from Liverpool South Parkway Station, seven times a day.

As well as being well served for everyday shopping and transport needs, staff at Meridian Business Village can enjoy the ultimate in childcare convenience with an on-site nursery. Kiddy Academy Day Nurseries provides a welcoming, nurturing and stimulating environment and benefits from the development's easy access, ample parking and Secured by Design specification.



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**terms** Units are available for sale or to let from £1 per sq ft through our joint agents.

**viewing** By appointment with the joint agents.

**vat** All prices quoted are exclusive of, but may be liable to VAT at the standard rate.

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

### further information

Please contact the joint agents:

**Hitchcock Wright & Partners**

Brian Ricketts: [BrianRicketts@hdwandp.co.uk](mailto:BrianRicketts@hdwandp.co.uk)

**Keppiemassie**

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massie**  
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CHARTERED SURVEYORS & **Partners**  
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[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

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‘comfortable and carefully landscaped outdoor space’







'generous parking allocation'



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'modern commercial and residential surroundings'



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# Liverpool South Parkway

Airport Link



‘excellent transport connections’



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call **0151 448 5720**  
[www.prospectgb.com](http://www.prospectgb.com)



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COMMERCIAL

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T 0151 448 5720



## MERIDIAN BUSINESS VILLAGE

### WOODEND AVENUE, HUNTS CROSS, LIVERPOOL, L24 9LG

Unit No	Approx Size (sq ft)	Car parking spaces	Rent (per annum)	Purchase Premium	Licence Fee/Week	Availability
1	2,703	9	-	-	-	LET
3	2,703	9	-	-	-	LET
5	2,703	9	-	-	-	LET
7	2,703	9	-	-	-	LET
9	2,695	9	-	-	-	UNDER OFFER
11	1,380	5	-	-	-	LET
15	1,380	5	-	-	-	LET
17	2,695	9	-	-	-	AVAILABLE NOW
19	2,695	9	£24,255	£390,775	£1350	UNDER OFFER
21	1,374	5	-	-	-	SOLD
23	2,695	9	£24,255	£390,775	£1350	AVAILABLE NOW
25	2,695	9	£24,255	£390,775	£1350	AVAILABLE NOW
27	1,374	5	-	-	-	LET
29	2,695	9	£24,255	£390,775	£1350	AVAILABLE NOW
37	1,382	5	-	-	-	LET
39	1,384	5	-	-	-	LET
41	1,384	5	-	-	-	LET
43	1,384	5	£12,460	£200,675	£580	LET
45	1,384	5	£12,460	£200,675	£580	LET
35	1,384	5	-	-	-	SOLD
33	1,384	5	£12,460	£200,675	£580	LET
31	1,384	5	£12,460	£200,675	£580	AVAILABLE NOW

**£1 per sqft offer is available when signing a 3 year term.**(Year 1 £1 per sqft, Year 2 & 3 £9 per sqft)

Whole buildings or individual floors from are available.