

# TO LET

ATTRACTIVE  
HIGH QUALITY  
OFFICES

**3,000 TO  
9,000 SQ FT**  
(280 TO 840 SQ M)

- > ON SITE CAR PARKING
- > HIGH SPECIFICATION OFFICE ACCOMMODATION
- > 24 HOUR ACCESS



Estuary Business Park, L24 8QR



ENTER 

# TO LET

ATTRACTIVE  
HIGH QUALITY  
OFFICES

HOME

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LOCATION

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AERIAL

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DESCRIPTION

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ACCOMMODATION

---

GALLERY

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FURTHER INFORMATION

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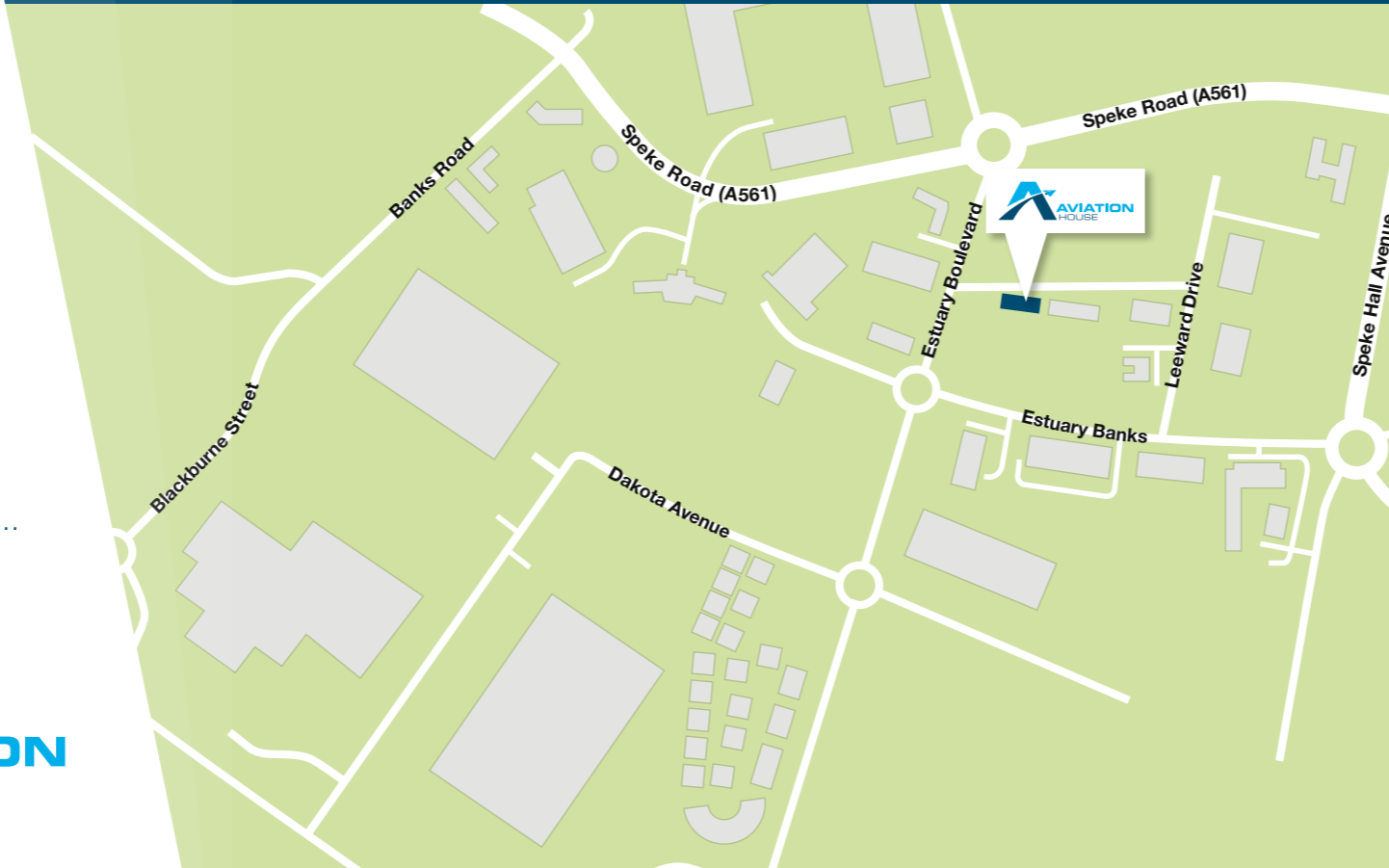


## LOCATION

This high quality office development is located 6 miles from Liverpool City Centre and 1 mile from Liverpool John Lennon Airport. There is a regular bus link within Estuary to the City Centre and the site is just 1 mile away from Liverpool South Parkway which provides a public transport hub. Main motorways such as the M62 and the M57 are within a 4 mile radius with access by dual carriageway/expressway.

Access to the M56 is via the existing Runcorn Jubilee Bridge and will be significantly enhanced by the opening of the New Mersey Gateway Crossing in late 2017

SAT NAV: L24 8QR



# TO LET

DEDICATED  
ON SITE  
PARKING

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LIVERPOOL JOHN LENNON AIRPORT

RIVER MERSEY

JOHNSON CONTROLS

B&M



SHOP DIRECT

CROWNE PLAZA LIVERPOOL

DAVID LLOYD LEISURE

< TO M62 / M67 & M65

ESTUARY BOULEVARD

NEW CINEWORLD COMPLEX

A561 SPEKE BOULEVARD

B&Q

NEW MERSEY RETAIL PARK

MC DONALDS

CURRYS

M&S

TO LIVERPOOL CITY CENTRE >

# TO LET

FLEXIBLE  
LEASE TERMS

## DESCRIPTION

Aviation House provides Grade A accommodation within attractive landscaped surroundings and on site parking. Local amenities include the Kiddy Factory, Crowne Plaza Hotel, David Lloyd Leisure Centre and the New Mersey Shopping Park.

- > Refurbished Grade A accommodation
- > Air conditioning & raised floors
- > Ample car parking
- > Fully DDA compliant
- > Attractive landscaped setting



## HOME

## LOCATION

## AERIAL

## DESCRIPTION

## ACCOMMODATION

## GALLERY

## FURTHER INFORMATION



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FLEXIBLE  
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# TO LET

FULLY DDA  
COMPLIANT

HOME

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## ACCOMMODATION

	SIZE (SQ FT)	TO LET (SQ FT)
Ground East	2,928	2,928
Ground West	2,852	LET
First Floor	5,920	LET
Second Floor	5,920	5,920
<b>TOTAL</b>	<b>17,620</b>	<b>8,848</b>

## TERMS

Flexible leasehold terms.  
Further details upon request.

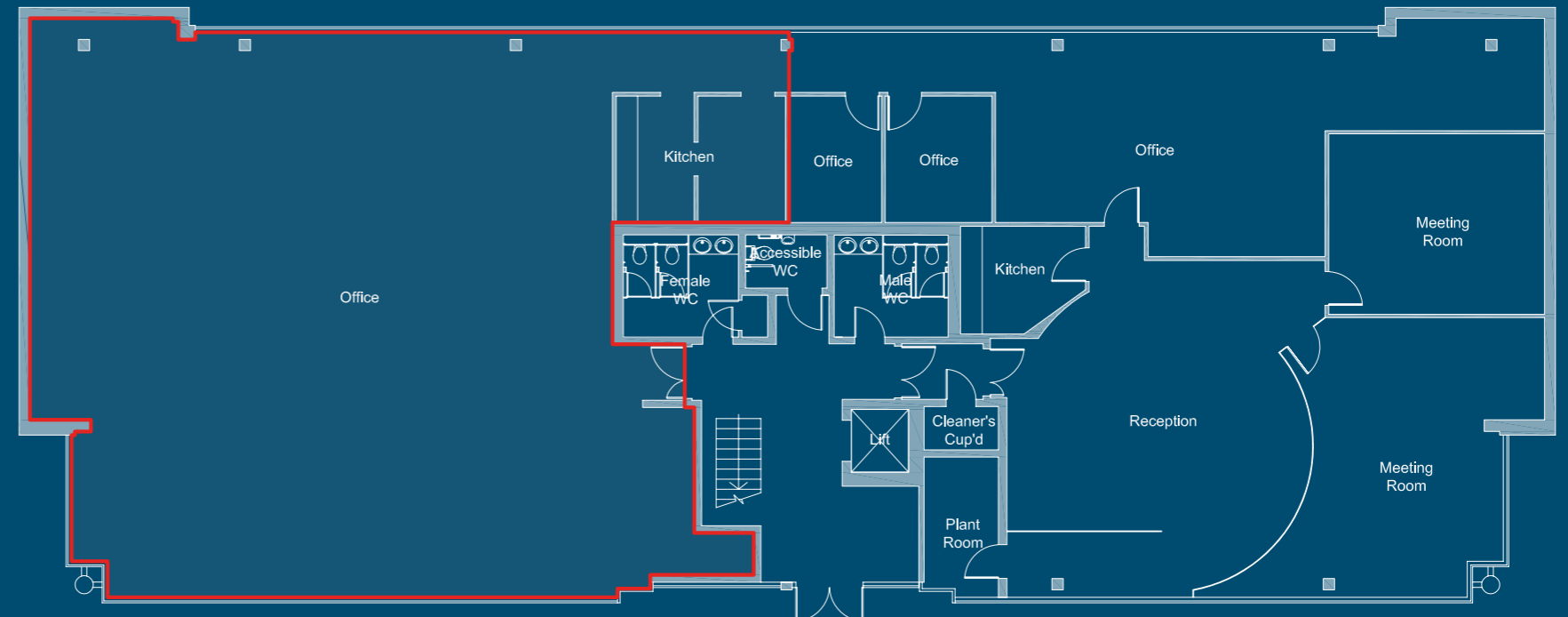
## RATES

The occupier will be responsible  
for business rates.

## SITE PLANS

GROUND FLOOR

SECOND FLOOR



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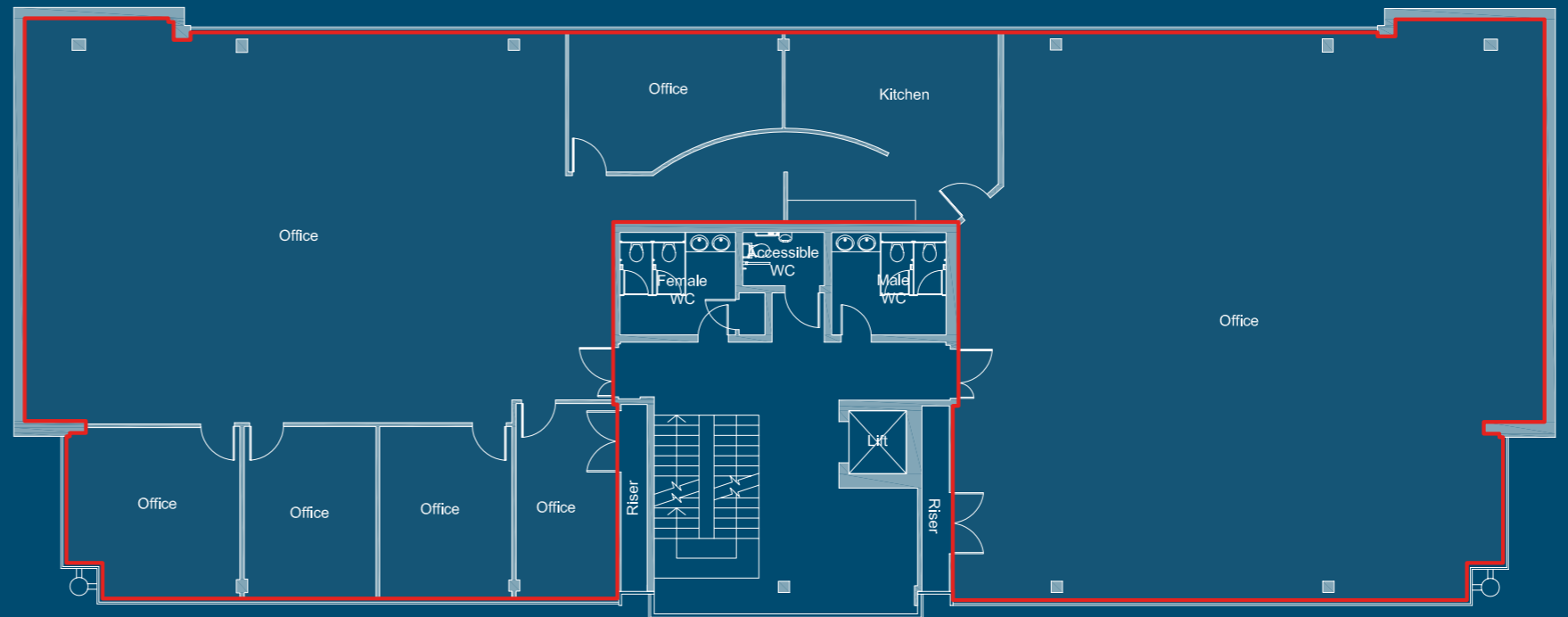
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HIGH  
SPECIFICATION  
OFFICE  
ACCOMMODATION

## HOME

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## LOCATION

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## AERIAL

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## DESCRIPTION

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## ACCOMMODATION

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## GALLERY

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## FURTHER INFORMATION

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## EPC

The EPC rating is C(74).

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

## VAT

All rentals quoted are exclusive of VAT.

## VIEWING / FURTHER INFORMATION

Viewings are strictly by appointment with the joint agents;

**David Colvin** (Matthews & Goodman LLP)

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M: 07770 741393

E: dcolvin@matthews-goodman.co.uk



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