

## OFFICE FOR SALE 69 Woolton Road, Garston, Liverpool, L19 5ND



979 sq ft\* (90.95 sq m) - 0.18 acres (0.07 hectares)

## **Property Description**

The property comprises a single storey office building with low site coverage. The property benefits from existing fit out and specification including;

- Double glazed windows
- Wall mounted strip fluorescent lighting
- Landscaped area to the rear
- Staff WCs / Customers WCs / Disabled WC
- Cleaners store and store room
- DDA compliant
- Kitchen facilities and staff room
- Wall mounted radiators
- External wall mounted security spotlights
- Dedicated parking for 14 car spaces

Distances	
Liverpool South Parkway Rail and Bus Station	0.2 Miles
A561 – Arterial route to Liverpool (west) Runcorn (east)	0.3 Miles
Liverpool John Lennon Airport	2.8 Miles
Liverpool city centre	7.0 Miles

## **Location map**



For more information, please contact:

Andrew Crabtree Senior Surveyor +44 (0) 161 235 7664 andrew.crabtree@cushwake.com

1 Marsden Street Manchester M2 1HW

October 2019

cushmanwakefield.co.uk

\*Measured on a NIA basis in accordance with the RICS Property Measurement 2018 2<sup>nd</sup> Edition



# OFFICE FOR SALE 69 Woolton Road, Garston, Liverpool, L19 5ND

#### Aerial



#### Rateable Value

• The property has a rateable value of £8,400

### **Energy Performance Rating**

• C-72

#### **Legal Cost**

• Each party will be responsible for their own legal costs in connection with the transaction

For more information, please contact:

Andrew Crabtree Senior Surveyor +44 (0) 161 235 7664 andrew.crabtree@cushwake.com

1 Marsden Street Manchester M2 1HW

October 2019

cushmanwakefield.co.uk

Cushman & Wakefield LLP (and any joint agent appointed) on their own behalf and for vendors or lessors of this property, whose agents they are, gives notice that

1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2/ No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, not investigation, between the market present particulars of the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, not investigation, between the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, not investigation to the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, not not investigation to the property in the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, not not the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, not not the property is in good condition, or the property is in good condition.



# OFFICE FOR SALE 69 Woolton Road, Garston, Liverpool, L19 5ND

#### External / Internal Photos



### Viewings

· Strictly by appointment only

#### **Tenure**

- Freehold
- Purchase will be subject to overage provision

## **Quoting Price**

- Invitation for Offer
- Sale by Formal Bids to be Sealed with proof of funds provided

For more information, please contact:

Andrew Crabtree Senior Surveyor +44 (0) 161 235 7664 andrew.crabtree@cushwake.com

1 Marsden Street Manchester M2 1HW

October 2019

cushmanwakefield.co.uk

Cushman & Wakefield LLP (and any joint agent appointed) on their own behalf and for vendors or lessors of this property, whose agents they are, gives notice that