



# TO LET

## OFFICE

### 2,496 - 5,185 sq ft (231.9 – 418.7 sq m)

16 Hurricane Court, Estuary Boulevard, Speke Liverpool L24 8RL

- Excellent public transport connections
- Highly regarded out of town complex
- Liverpool city centre 6 miles
- Runcorn Mersey Gateway Bridge 7 miles
- 22 parking spaces
- Internal passenger lift

#### LOCATION

The available premises is located within the well-established Hurricane Court, which offers a well maintained and pleasant working environment. The property is well connected being just 7 miles from the M57/M62 junction to national motorway networks. The office accommodation is well serviced by Hunts Cross Railway Station just 2 miles away and numerous bus stops along Speke Boulevard.

New Mersey Shopping Park gives access to numerous local amenities including M&S, McDonalds, Boots, WH Smith and a new cinema complex.



16 Hurricane Court  
Estuary Boulevard  
Speke  
Liverpool L24 8RL



## Description

The office accommodation is in excellent condition and has recently been decorated. The premises benefits from a separate reception area leading to the ground floor suite, ground floor male/disabled and female toilet facilities and stairwell allowing access to the first floor office suite, also accessible by a passenger lift.

The first floor suite benefits from a separate kitchen/canteen facility and male and disabled/female toilet facilities on the landing.

The whole building is fitted with Cat 5 LED lighting throughout, double glazed windows, suspended ceiling and raised floors allowing for generous access points throughout the office accommodation.

Externally, the attractive office building is well maintained as part of the service charge, and has the benefit of 22 private parking spaces.

The property has a full burglar alarm installed, and there is CCTV on the estate.



## Areas

Ground Floor	2,496 ft <sup>2</sup>	(231.9 m <sup>2</sup> )
First Floor	2,689 ft <sup>2</sup>	(249.8 m <sup>2</sup> )
TOTAL	5,185 ft <sup>2</sup>	(481.7 m <sup>2</sup> )

The modern office accommodation is available as a whole or alternatively a single floor can be occupied separately.

## Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

The Proprietor may also give consideration to the sale of the Long Leasehold Interest, with a term unexpired up until 2947.

## Rent

Ground Floor Suite	£15,600 pax
First Floor Suite	£16,806 pax
Full Premises	£30,000 pax

## Price

Long leasehold £499,000

## Rates

Rateable Value: £55,000 (whole premises)  
Rates Payable: £26,400 (whole premises)

For Rates Payable information interested parties are advised to visit [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates)  
Mason Owen gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

**EPC**  
C67

## Service Charge

£1,476.20 pa.

## Insurance

£1,646.26 pa.

## Legal Costs

Each party to be responsible for their own legal costs.

*Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale/let 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 agents:

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