

## To Let / For Sale

### Detached office building

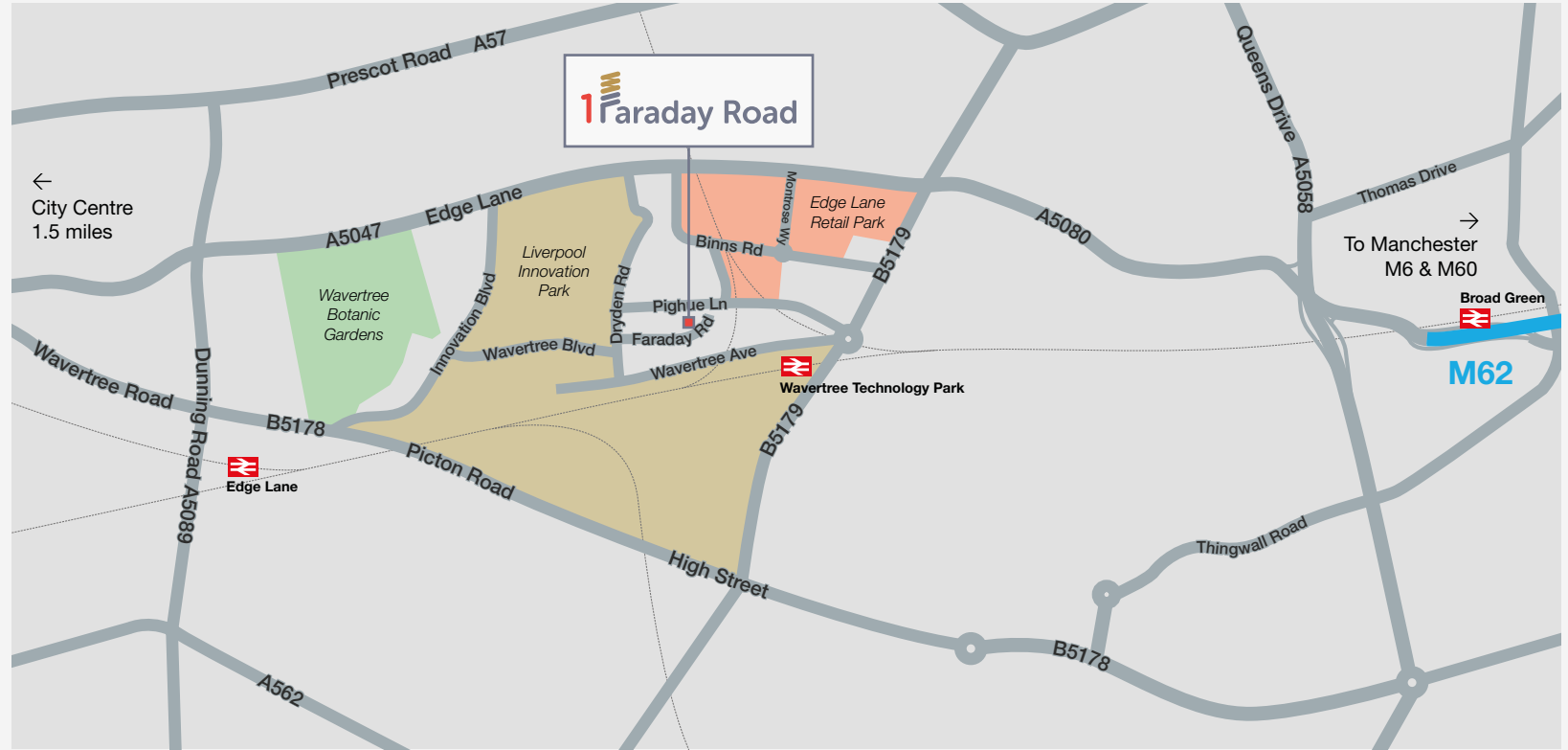
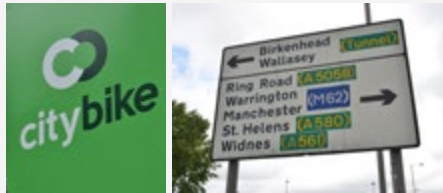
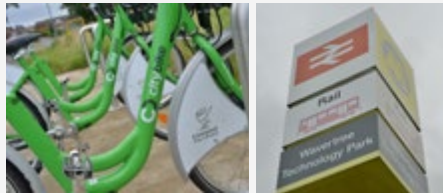
- Ample car parking plus expansion land
- 11,350 sq ft (1,054 sq m) on a site of 1.5 acres (0.6 hectares) approx
- Sought after location close to Rocket (M62/A5058/A5047) intersection

**Enter**

# 1 Paraday Road

Wavertree Technology Park, Liverpool L13 1EH



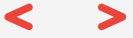


## Location

The property is situated on Faraday Road within Wavertree Technology Park and lies approximately 3 miles east of Liverpool city centre. The property is approximately 1 mile from the Rocket, the intersection of the M62/A5058 Queens Drive and A5047 Edge Lane.

Public transport links are excellent being served by several local bus routes whilst Wavertree Technology Park train station is within walking distance.





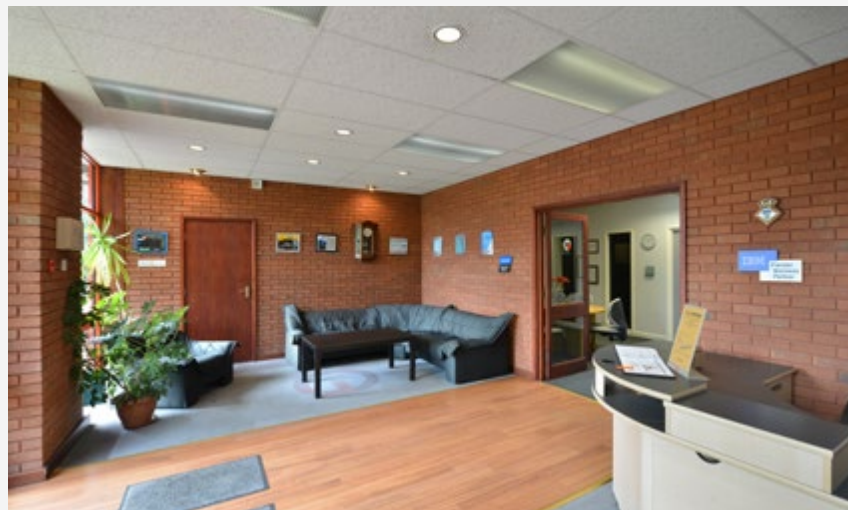
## Description

Built circa 1990, the property is of steel portal frame construction and comprises of a detached modern office facility which is situated within a substantial site. Internally, the property has been subdivided to provide a range of open plan and private office areas, training and conference rooms. Additionally, there is a small workshop area with mezzanine storage above.

Externally, the site benefits from a generous amount of on-site car parking together with land for future expansion if required.

## Services

We understand that all mains services are connected to the property including a three phase power supply. The accommodation is currently heated via a gas fired central heating system. Male, female and disabled toilets together with kitchen and canteen facilities are provided



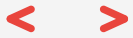


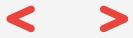
## Accommodation

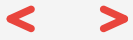
From measurements taken on site, we calculate the property has the following net internal areas:

|                      |                     |                   |
|----------------------|---------------------|-------------------|
| Ground Floor Offices | 8,300 sq ft         | 771 sq m          |
| Workshop/Stores      | 1,650 sq ft         | 153 sq m          |
| Mezzanine Stores     | 1,400 sq ft         | 130 sq m          |
| <b>Total</b>         | <b>11,350 sq ft</b> | <b>1,054 sq m</b> |

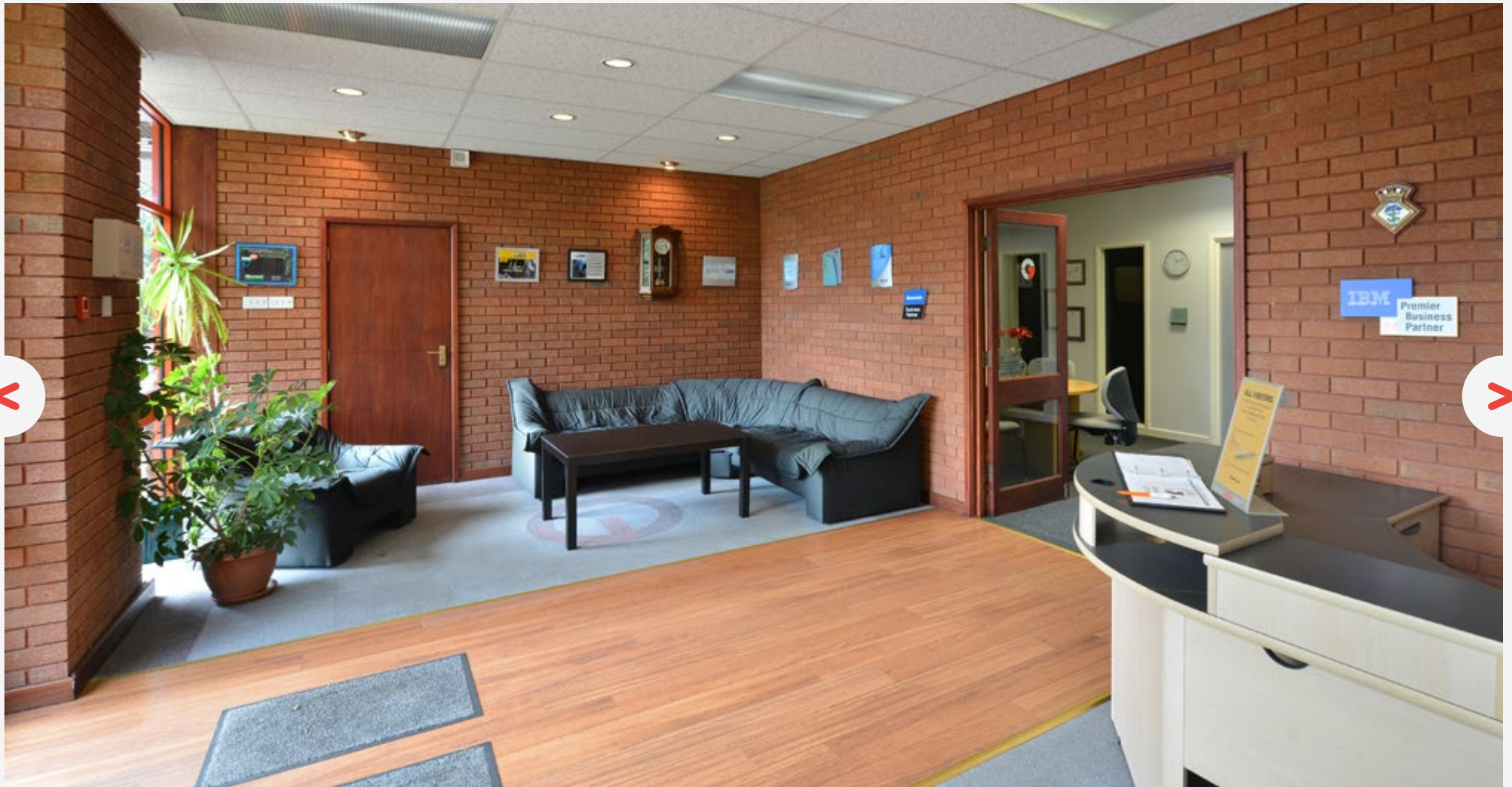
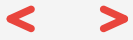
From measurements scaled from the Ordnance Survey extract, we calculate the accommodation occupies a total site area of

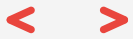


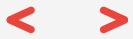














## Terms

The accommodation is available to let by way of a new full repairing & insuring lease on terms to be agreed. Alternatively, consideration will be given to the sale of the residue of the 125 year leasehold, from 2nd August 1990, at a peppercorn rent. Further details on application.

## EPC

The Energy Performance Asset Rating is Band C59. A full copy of the EPC is available on line at [www.epcregister.com](http://www.epcregister.com)

## Rates

From information obtained from the Valuation Office website, we understand the property is currently assessed as follows:-

|                |         |
|----------------|---------|
| Rateable Value | £59,500 |
|----------------|---------|

For rates payable, 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/purchaser should rely upon their own enquiries with the Local Rating Authority.

## Service Charge

The accommodation will be subject to a service charge for the maintenance of the technology park and on-site security.

## VAT

All prices, outgoings and rentals are quoted free of, but may be liable to, VAT.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the progression of legal documentation.



## Viewing

All arrangements to view the premises is strictly by prior arrangement with the Liverpool offices of Mason Owen.

### Contact

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