



# FOR SALE

# OFFICE PREMISES

## Unit 17, Hurricane Court, Hurricane Drive, Speke, Liverpool L24 8RL

- HIGHLY REGARDED OUT OF TOWN COMPLEX
- EXCELLENT PUBLIC TRANSPORT NETWORK CONNECTIONS
- 6 MILES FROM LIVERPOOL CITY CENTRE
- MERSEY GATEWAY BRIDGE 7 MILES
- 7 MILES FROM M56/M57 JUNCTION

### Location

The available premises is located within the established Hurricane Court, a well-connected modern out of town office complex

The property benefits from close proximity to the Mersey Gateway Bridge (7 miles) giving direct access to Cheshire and wider motorway networks. The M56/M57 Junction is also located 7 miles from the unit, with direct access to Manchester.

The nearby New Mersey Shopping Park is host to a number of local amenities including, M&S, McDonald's, Boots, WHSmith and Cineworld.

**mason  
owen...**

property consultants

**0151 242 3000**  
[www.masonowen.com](http://www.masonowen.com)

Unit 17  
Hurricane Court  
Hurricane Drive  
Speke  
Liverpool L24 8RL



### Description

The self-contained out of town office premises is well situated on the estate, and being of brick construction. The pleasant working space provides DDA compliance on both floors with a connecting passenger lift to the first floor. The building has air-conditioning on the upper floors, with double glazed windows throughout.

The property is fitted with a punch code entry system, full burglar alarm and intercom system. The accommodation provides a kitchen on the first floor, with male/female/disabled toilet facilities on the ground floor.

The building comes with 12 demised parking spaces.

### Area

Ground Floor 2,497 sq.ft. (232.1 sq.m.)  
First Floor 2,686 sq.ft. (249.5 sq.m.)  
TOTAL: 5,184 sq.ft. (481.6 sq.m.)

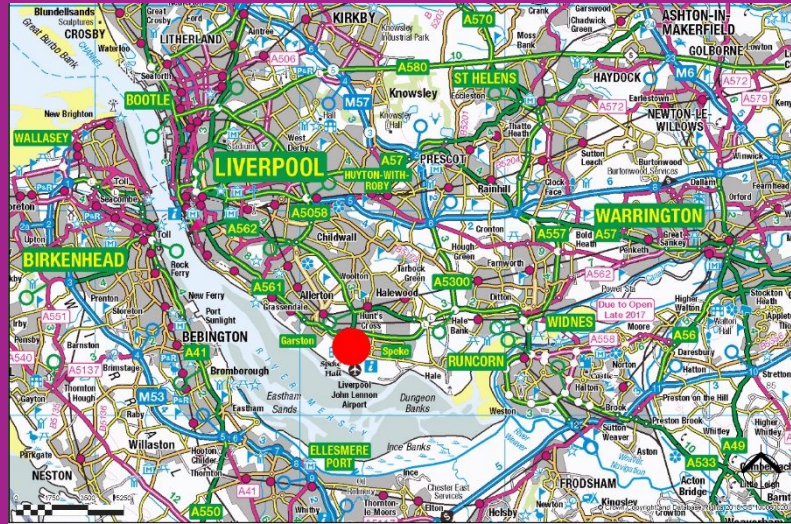
### Tenure

Offers are invited for the long leasehold interest at £565,000+VAT.

It is understood that the property is held on a 949 year lease from 2007.

### Rates

Rateable Value: £55,000  
Rates Payable: £27,720



### EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

### Legal costs

Each party to be responsible for their own legal costs.

### VAT

The property is elected for VAT and therefore VAT is applicable to the sale.

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

Louis Holt

t. 0151 242 3145

m. 07887 530 274

e. [louis.holt@masonowen.com](mailto:louis.holt@masonowen.com)

### Viewing

Strictly through the agent:

Mark Coulthurst

t. 0151 242 3123

m. 07767 685 598

e. [mark.coulthurst@masonowen.com](mailto:mark.coulthurst@masonowen.com)