



# TO LET



## Suite 2, Bleasdale Business Centre, 1 Molyneux Way, Aintree Village, L10 2JA.

- LANDMARK OFFICE TO LET 877 sq.ft.
- 6 CAR PARKING SPACES INCLUDED.
- EXCELLENT TRANSPORT LINKS.
- RECENTLY REFURBISHED.
- £1,500 + VAT PCM.

### Location

Bleasdale Business Centre is located on a prominent crossroads within Aintree Village, a sort after and established area in North Liverpool.

The accommodation is situated only 1 mile from Switch Island, connecting to the M58 (Lancashire) and the M57 (South Liverpool and Manchester). Liverpool city centre is just 7 miles from the Business Centre and provides direct road access to the Wirral (M53) via the Kingsway Tunnel.

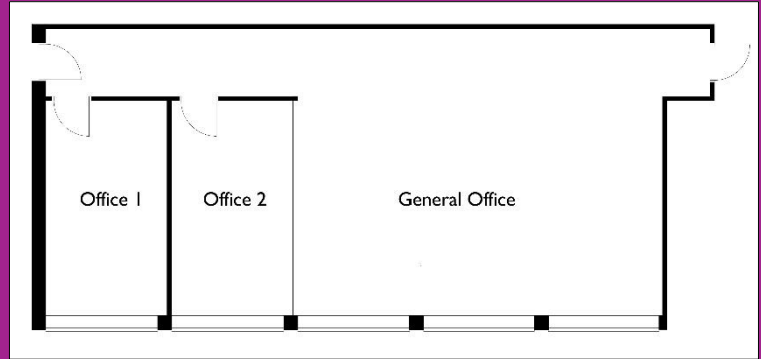
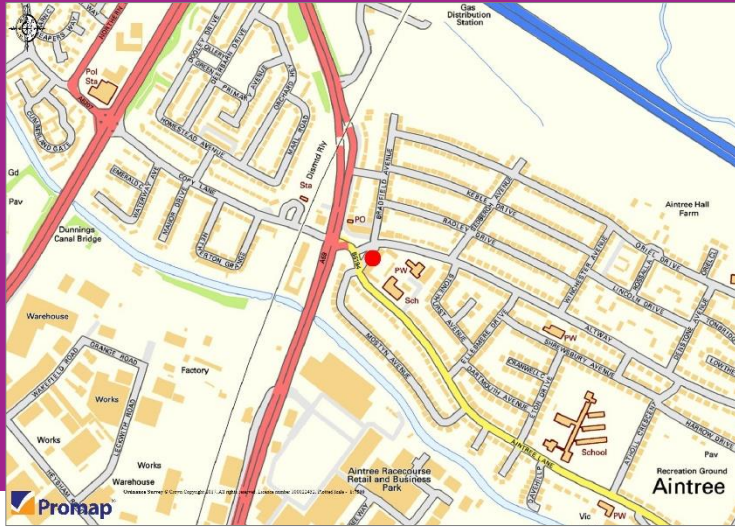
The location of the premises is serviced by excellent public transport connections including, Old Roan Railway Station (Mersey Rail) and Old Roan Bus Station.

**mason  
owen...**

property consultants

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[www.masonowen.com](http://www.masonowen.com)

# Bleasdale Business Centre, 1 Molyneux Way, Aintree Village, L10 2JA.



## Description

The available office accommodation comprises a second floor suite with partitioned Directors' offices that could be used as meeting rooms to suit prospective tenant's requirements.

Services include suspended ceiling tiles incorporating recessed LED lighting, gas fired central heating, with the suite and common areas carpeted throughout.

The suite provides access to a shared kitchen, entrance with private intercom system and shared male and female w/c.

## Accommodation

The unit has been measured in line with the code of measuring practice 6th edition and provides the following approximate net internal area:-

Ground Floor 877 sq.ft. (81.48 sq.m.)

## Tenure

The premises is available by way of a new licence for a minimum of 12 months.

## Service Charge & Insurance

Service Charge: Inclusive  
Building Insurance: Inclusive

It is understood that the following utilities are included in the rent:  
Gas / Electricity / Water / Maintenance and costs of the communal area.

## Rent

£18,000 per annum plus VAT and all other outgoings.

## Rates

The Tenant is solely responsible for any rates arising.  
It is understood that the premises is under the Rateable Value threshold and non will be payable.

## VAT

The premises are elected for VAT and all prices, outgoings and rentals will be subject to VAT at the prevailing rate.

## EPC

B35

## 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/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:

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