

# TO LET



Unit 33

Meridian Business Village, Woodend Avenue, Hunts Cross, Liverpool L24 9LG



**1,380 sq ft**

Area



**£15,180 p/a**

Rent



**£10,750**

Rates - RV



**B43**

EPC

- High quality office space
- Excellent public transport connections
- Within a well serviced out of town area
- On-site parking
- Own front door

## Unit 33

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Hunts Cross, Liverpool L24 9LG



### Location

Meridian Business Village is situated fronting onto Woodend Avenue within the well serviced area of Hunts Cross, just outside Speke. The office space is only a short walk from Hunts Cross Retail Park, which includes Asda, Boots, Halifax Bank and eating establishments such as Subway, KFC and McDonald's.

Meridian Business Village is well located being just 6.5 miles from Liverpool city centre, and 6 miles from the M57/M62 motorway junction. The excellent public transport networks allow for access via Hunts Cross train station, and numerous bus stops along Woodend Avenue.

### Area

Whole Unit                      1,380 sq ft (128.2 sq m)

### Tenure

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

### Rent

£15,180 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

### Rates

Rateable Value April 2023 Valuation: £10,750

### Service Charge & Insurance

Service Charge:            £1,260 pa  
Insurance:                    £515.76 pa

### EPC

B43

### Legal costs

Each party to be responsible for their own legal costs.



Library Pictures



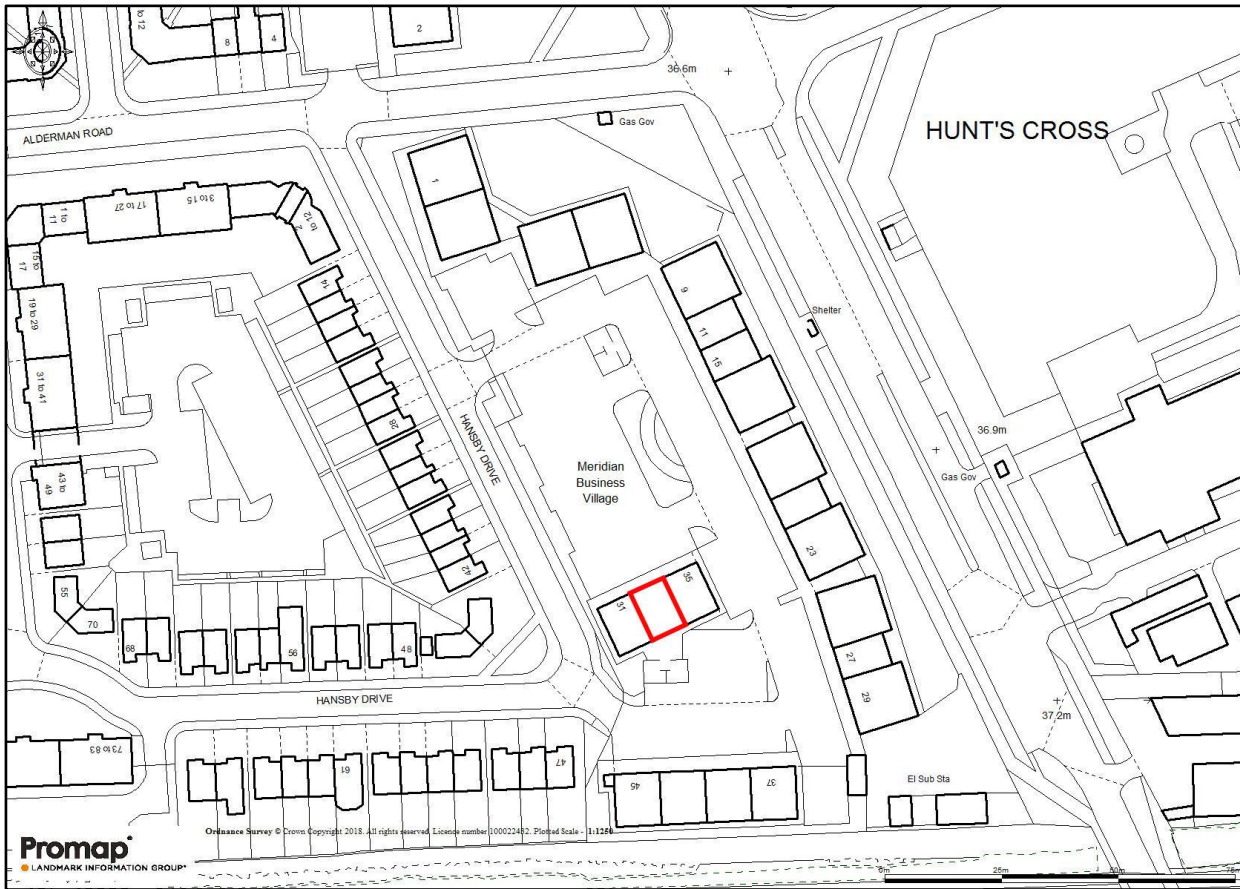
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Mason Owen & Partners Limited: Reg No. 1426226.  
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Partners list is available upon request.

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For further information please contact:



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Or Via our Joint Agents, Hitchcock Wright  
0151 227 3400  
Contact: Brian Ricketts

#### Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:  
[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf).  
We recommend you obtain professional advice if you are not represented.

#### Anti 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.

#### Disclaimer

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. May 2023



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