



# TO LET

## Refurbished Office Premises

Unit 17 (Ground Floor), Hurricane Court, Hurricane Drive Speke, Liverpool L24 8RL

- FULLY REFURBISHED GROUND FLOOR SUITE
- 1,250 – 2,500 sq ft
- 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

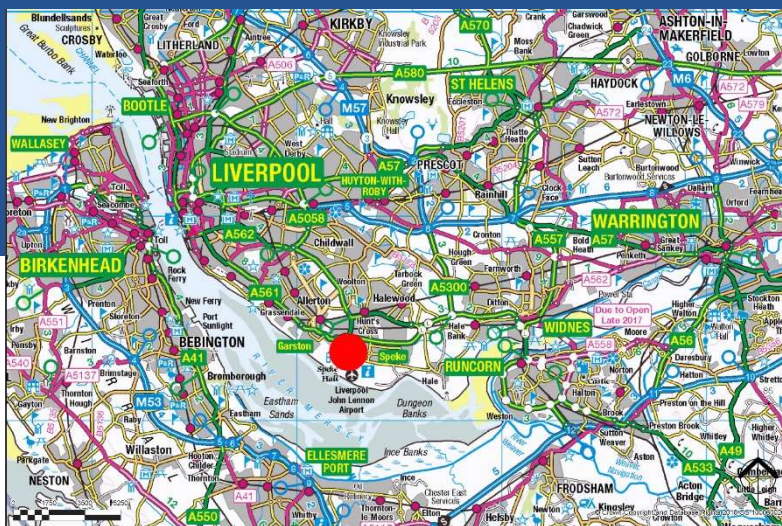
The accommodation is within the sought after and established Hurricane Court development, a well-connected modern out of town office complex.

Hurricane Court 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, WH Smith and Cineworld.



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### Description

This self-contained out of town office space is well situated on the estate and offers working space which benefits from excellent natural light and is DDA compliant. The accommodation is served by air-conditioning which provides heating and lighting with double glazed windows throughout.

The accommodation benefits from kitchen and male/female/disabled toilet facilities.

The suite benefits from on-site car parking spaces

### Areas

Ground Floor 2,500 sq.ft. (232.3 sq.m.)

Will split to provide 2 x 1,250 sq ft (116.13 sq m) approx

### Terms

The accommodation is offered by way of a new lease on terms to be agreed at a commencing rental of £11.00 per square foot per annum exclusive of rates, service charge and insurance.

### Rates

The accommodation is to be re-assessed for rates.

### EPC

C73

### Legal Costs

Each party to be responsible for their own legal costs.

### 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.



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**VIEWING**  
Strictly through the agent:  
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