

# TO LET



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



**2,730 sq ft**

NIA



**£11.00 psf**

Rent



**To be reassessed**

Rates - RV



**B43**

EPC

- Recently refurbished
- Self contained two-storey modern office accommodation located in Hunts Cross
- Well established business park location
- Modern open plan office with additional separate rooms/offices
- Staff kitchen on each floor and ladies/gents WC facilities
- Air conditioning and central heating systems
- Designated on-site parking for 8 vehicles

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## 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.

## Description

Meridian Business Village provides a variety of modern office units situated in a secure out of town setting.

Unit 9 is an end of terrace unit providing quality HQ offices arranged over ground and first floor levels and benefitting from dedicated on site car parking. The unit has been refurbished.

## Area

Net Internal Area (NIA):  
2,730 sq ft (253.63 sq m)

## Services

All mains services connected. Air conditioning and central heating.

## Terms

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

## Rent

£11.00 per square foot per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

## Rates

To be re-assessed.

## EPC

B43

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



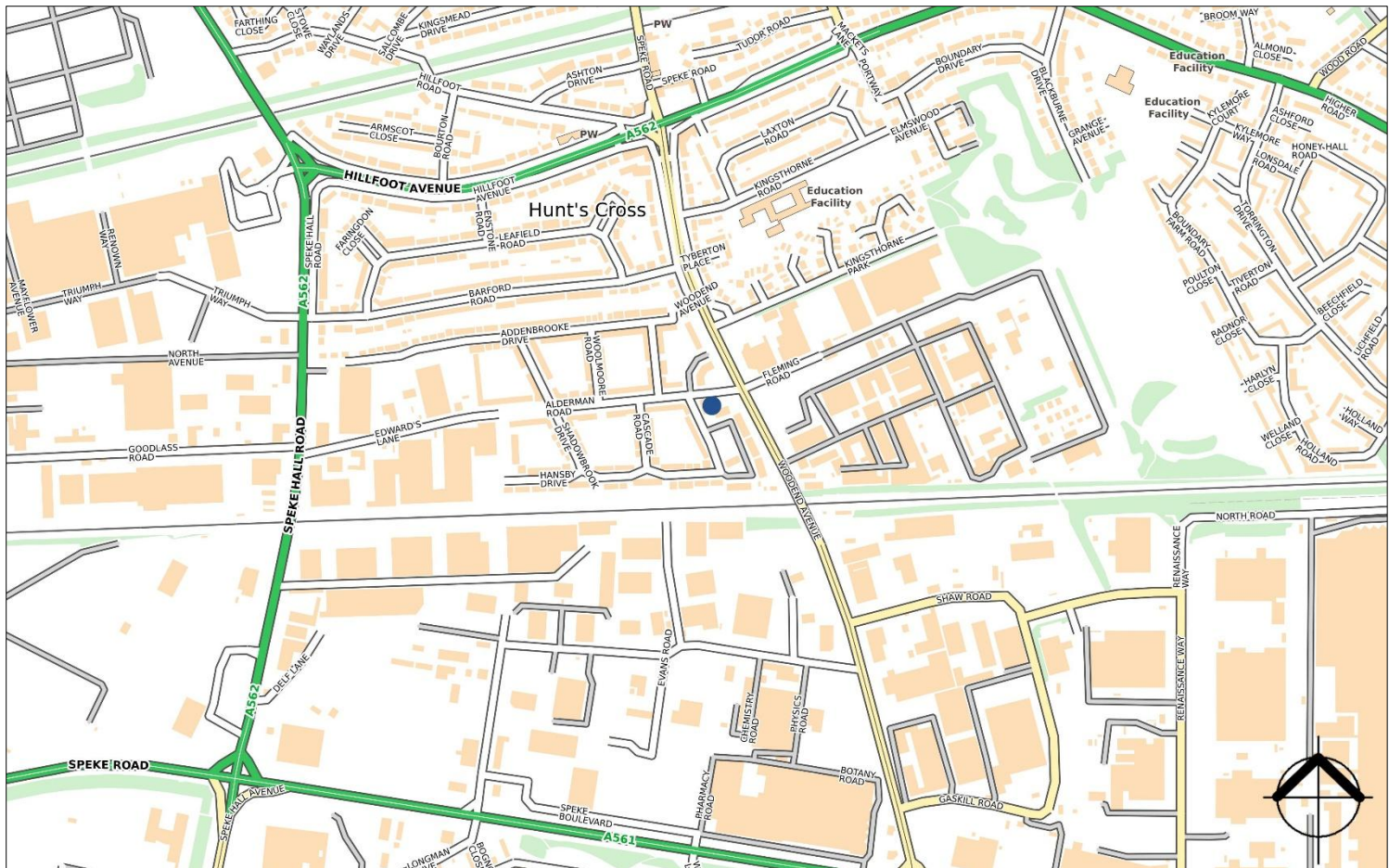
**VAT**

All figures are exclusive of VAT, which will be charged at the prevailing rate.

**Legal costs**

Each party to be responsible for their own legal costs.

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For further information please contact:



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#### 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

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