

TO LET

**Modern Purpose Built Office Suites
8,294 – 25,877 sq ft**



International House, Estuary Boulevard, Speke, Liverpool, Merseyside L24 8RF

Liverpool is the sixth largest city in the UK and is located approximately 35 miles west of Manchester, 19 miles north of Chester and 212 miles north west of London. The city has an urban area population of 439,473 (2001 census), while there are approximately 6.7 million people within one hour's drive.

The property is located in Speke, which lies 7 miles south of Liverpool city centre. The area is served by the A561 dual carriageway, which is the principal southern gateway into Liverpool, as well as providing access to Junction 6 of the M62 (via the A562 and A5300) and Junction 12 of the M56 (via the A533 and A557).

Situation

International House is located within Hurricane Court on the Liverpool International Business Park which provides a range of office, warehousing, research and development facilities and associated leisure and hotel amenities.

The park benefits from a Crowne Plaza Hotel housed in the historic airport terminal, a Holiday Inn Express, David Lloyd Leisure Centre and New Mersey Shopping Park, across the A561 Speke Boulevard, where occupiers include; Boots, Marks & Spencer, Next and Pizza Hut. Major occupiers on the park include DHL, Littlewoods, Riverside Housing, Royal Bank of Scotland and National Blood Centre.

The business park is located adjacent to John Lennon International Airport, which is one of Europe's fastest growing airports providing flights to all major European destinations.

Description

The office available forms part of a modern office development that was completed in the mid-2000's. The offices are designed and fitted out to a very high standard, comprising approximately 25,877 sq ft (2,403.96 sq m) facing Estuary Boulevard. The accommodation is predominantly open plan and benefits from the following specification:-

- Large, flexible and regular floorplates
- LG7 compliant light fittings
- Full access raised floors
- Air conditioning
- Passenger lift
- 94 car parking spaces

Accommodation

The property comprises a total net internal area as follows:

Floor	SQ FT	SQ M
Ground - Reception	526	48.86
Ground – Office	8,294	770.51
First Floor	8,425	782.68
Second Floor	8,632	801.91
Total	25,877	2,403.96

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Energy Performance Certificate

An EPC is available on request.

Business Rates

We would recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability.

Rent

Available upon request.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/ driving licence and a recent utility bill.

Viewing & Further Information

For viewing and further information please contact Brian Ricketts of Hitchcock Wright & Partners.

Tel No. 0151 227 3400

Email: brianricketts@hwandp.co.uk

Subject to Contract

Details prepared June 2021



