



## TO LET

Rockcliff Building, 1  
Hanson Road, Walton,  
Liverpool, L9 7BP

- Well Established Location
- Near to Transport Links
- Main Arterial Route
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 412.7 sq.m (4,442 sq.ft).

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## Location

The premises are situated at the junction of Hanson Road and Long Lane forming part of the large Dairy Business Park with Aintree approximately 5 miles north of Liverpool City Centre. The estate includes industrial, warehousing and trade counter premises comprising both local and national occupiers such as Dulux Centre. It is in a good strategic location within a few minutes driving time of the M57 and M58 motorways which in turn provide direct links to the M62 and the M6.

## The Property

The premises comprises an office block of concrete construction with brick elevations under a flat roof with self contained office provision at first floor level which provides relatively open plan office accommodation throughout with a number of individual office cubicles, kitchen and WC facilities. Externally, the property has additional parking provision for approximately 5 vehicles

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:-

Net Internal Area: 412.7 sq.m (4,442 sq.ft).

## Tenure

The premises are available to let by way of a full Repairing and Insuring Lease for a term to be agreed.

## Rates

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or [www.voa.gov.uk/business-rates](http://www.voa.gov.uk/business-rates).

## EPC

A full copy of the EPC is available upon request.

## Price

**£27,500 per annum**

## Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd - Tel: 0151 207 9339 Contact: Tom Pearson ([tom.pearson@skrealestate.co.uk](mailto:tom.pearson@skrealestate.co.uk))

