



FOR SALE

8 Tipton Way,
Wavertree Business Park,
Liverpool, L13 1DA

- Self-Contained Office Accommodation
- Fit Out To A High Standard With Car Parking Provision
- Excellent Location
- Total Approx. NIA: 118.1 sq.m. (1,273 sq.ft.)

Location

The subject property is located fronting on to Tapton Way, set back off Wavertree Avenue within a modern development of business units within Wavertree Technology Business Park, and in close proximity to the main arterial routes (Edge Lane). Liverpool City Centre lies approximately 4 miles West of the property, with good links to the local motorway networks (M62), approximately 2.5 miles East. In addition, the Wavertree Technology Business Park is well-served by public transport including buses and local railway networks only a short walk from the property.

The Property

The subject property comprises of a well-presented self-contained office provision, situated within a two-storey end-terrace, benefitting from kitchenette and WC provisions on the ground floor and a separate stair access to the first floor which features an open plan layout. Internally, the property is currently fit out to a high standard, benefitting from linoleum flooring, suspended ceiling throughout incorporating recessed fluorescent strip lighting, electric storage heaters, CCTV and fire alarm system in situ. Externally, the property benefits from double-glazed aluminium framed windows, and car parking provision to the front and side elevations for up to 4 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:

Ground Floor

Net Internal Area: 55.6 sq.m (600 sq.ft)

First Floor

Net Internal Area: 62.5 sq.m (673 sq.ft)

Tenure

We understand the premises is held Leasehold for a term of 125 years from 22 September 2003 at a peppercorn ground rent.

Price

£180,000

EPC

The property has an EPC Rating of C74. Full report available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £15,250. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd. Contact the Team. Tel: 0151 207 9339. Email: commercial@skre.co.uk