

TO LET

142-148 STANLEY ROAD, KIRKDALE

LIVERPOOL, L5 7QQ



LOCATION

The property is located on Stanley Road (A567) in Kirkdale approximately 1.5 miles north of Liverpool city centre and 1 mile south of Bootle. The property is easily accessed, situated by the A59 connecting Liverpool city centre, north Liverpool and motorways.

DESCRIPTION

The premises comprise a first floor office containing 4 office suites and large communal kitchen facility. The property is accessed via the rear ground floor entrance.

ACCOMMODATION

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

Total area	224.72 sq m	2,415 sq ft
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Car parking available.

LEASE

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

RENT

£16,000 per annum exclusive.

BUSINESS RATES

The property is awaiting re-assessment. Interested parties should make their own enquiries with the Rating Authority

EPC

Certificate Reference Number: 0920-4996-0373-0600-1040

Energy Performance Asset Rating: C-65

LEGAL COSTS

Each party to be responsible for their own legal and surveyors costs incurred in connection with the transaction and any Stamp Duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact:

Chris Michael or Matt Kerrigan, Hitchcock Wright & Partners.
Ref: CCM/MRK

Tel. No. (0151) 227 3400

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Subject to Contract

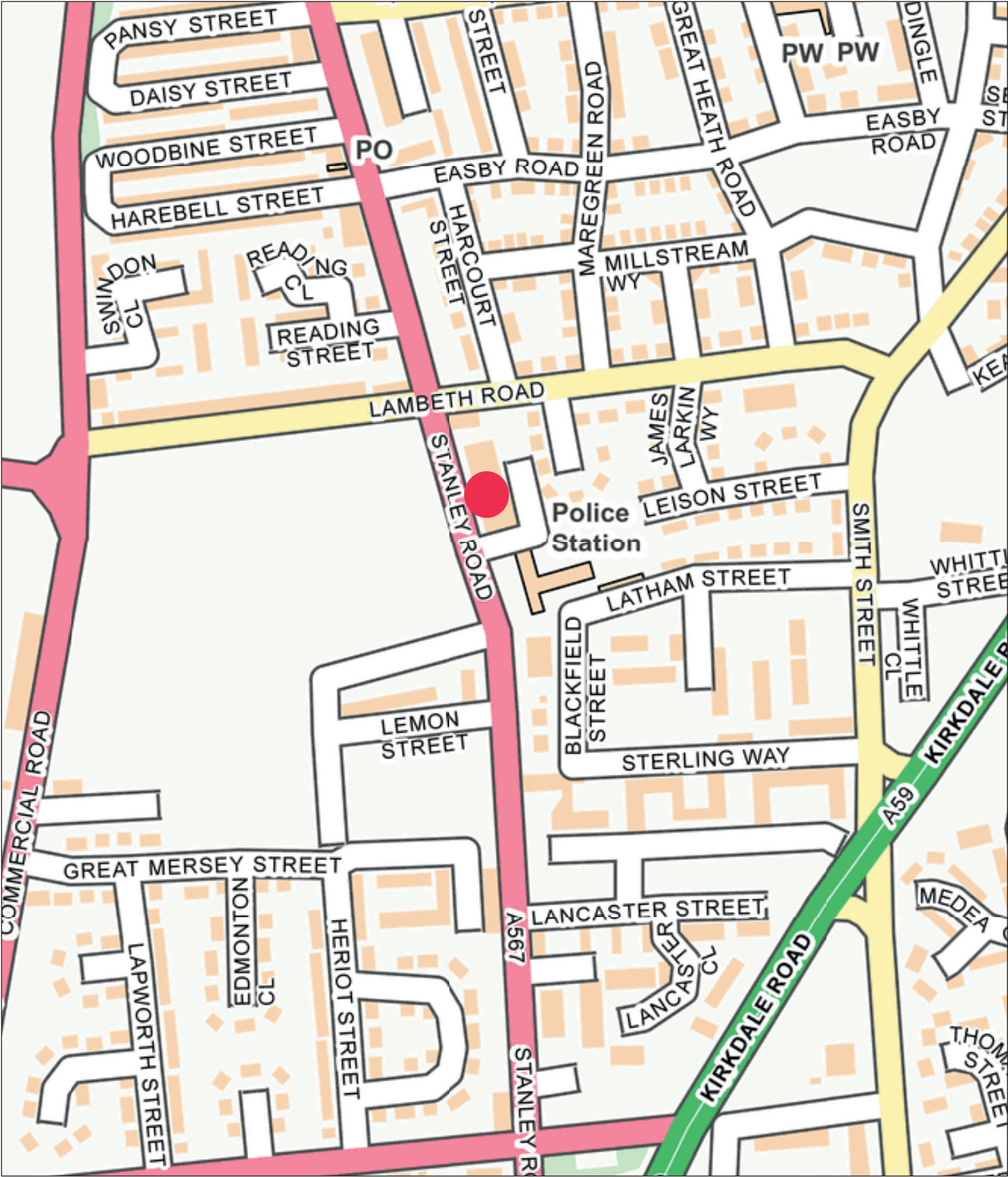
Details Prepared: May 2019

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