



The property comprises a semi detached two storey modern office building set within Hurricane Court, a new-build office development set within the established Liverpool International Business park. Internally, the unit provides open plan office accommodation on the ground floor, together with an attractive reception lobby including WCs and kitchen facility. To the first floor which has been sub divided by attractive glass partitions to provide a mixture of open plan offices and meeting rooms and board room. The offices are decorated to a high standard to include suspended ceilings incorporating LG3 recessed lighting, together with raised access floors, perimeter trunking and carpeting throughout. Heating is provided by a mixture of wall mounted electric heaters together with air conditioning cassettes, whilst fenestration is provided by UPVC double glazed windows to each elevation. Externally, the property benefits from 9No. Demised car parking spaces located within the surrounding court yard.

#### Situated

The property is located within Hurricane Court, benefitting from a central position within Liverpool International Business Park. Liverpool International Business Park is one of the North West's leading business locations being is home to a number of high profile national occupiers such as HBoS, Littlewoods, DHL and Kier. Speke Boulevard (A561) is within close proximity providing access to Junction 6 of the M62 via the A5300 Knowsley Expressway. The area is well served by public transport with Merseyrail's Liverpool South Parkway station some 2 miles to the east whilst a number of bus routes run along the A561.

#### Ground Floor

open plan office accommodation, reception lobby including WCs and kitchen – 1,354 sq ft (125.8m<sup>2</sup>)

#### First Floor

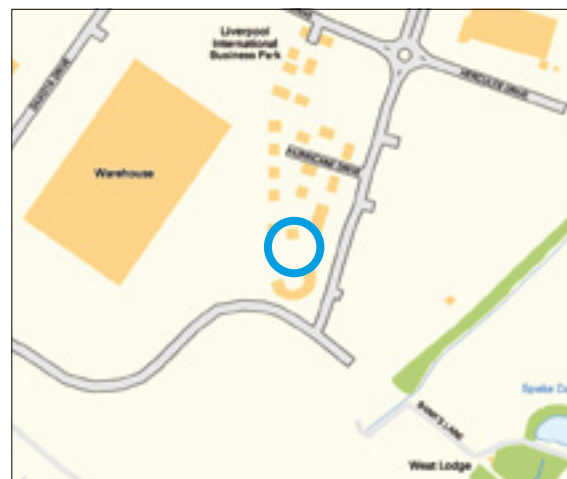
Open plan Offices/Meeting Rooms/Boardroom – 1,261 sq ft (117.2m<sup>2</sup>)

#### Outside

9 demised car parking spaces located within the surrounding court yard.

#### VAT

Is applicable at the prevailing rate.



Not to scale. For identification purposes only