

John Brown & Co

07857 880619

www.brownpropertyconsultancy.co.uk

OFFICES TO LET

433 Liverpool Road

Huyton, L36 8HT



100 - 1,560 SQ FT (9.2 - 144.7 SQ M)

Excellent Located on the A57

Available Now

New Serviced Offices

Ground Floor Conference Facilities

On Site Parking

Rooms from 100 sq ft or as a whole

For further information
or to arrange a viewing
contact John Brown

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LOCATION

The property is located on the East Bound A57 Liverpool Road providing excellent access to the nearby towns of Huyton and Prescot and the motorway network at Junction 2 of the M57.

DESCRIPTION

The property provides three rooms to the ground floor and seven rooms to the first floor ranging from 100 sq ft to 150 sq ft. Each room benefits from a desk, filing cabinet, chair with Wi-Fi available.

Conference facilities are available on a daily basis and the property benefits from kitchen, disabled facilities and parking.

FLOOR AREA

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition on a net internal basis:

The rooms provide from 100 sq ft to a total of 1,560 sq ft.

RENT

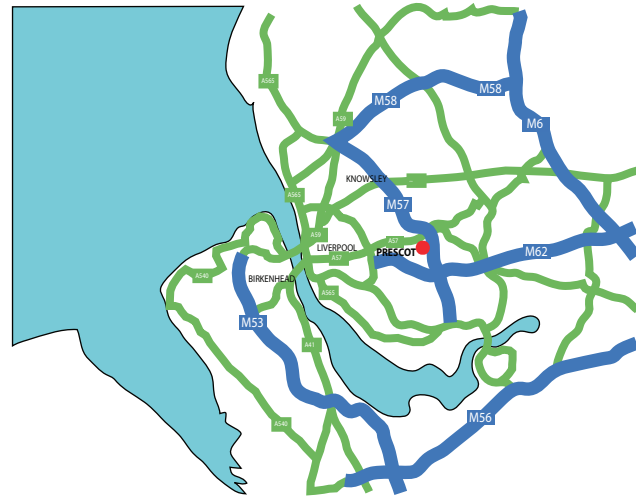
The rent is inclusive of service charge, business rates and utilities but exclusive of telephone lines and call charges.

TENURE

The accommodation is available on a new FRI lease or by way of an in-house licence.

VAT

All prices and rents are quoted exclusive of VAT, which may be payable.



LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the legal documentation and any stamp duty thereon.

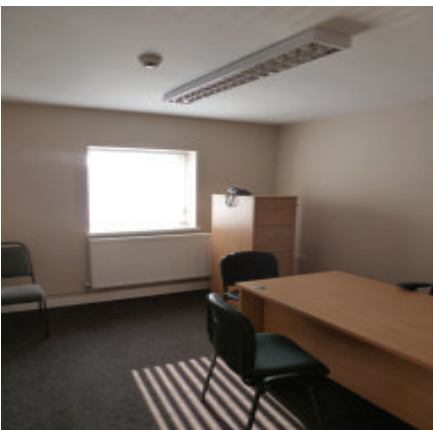
ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request.

RATES VALUE 2012/2013

The business rates are included in the rent.

**For viewing and further information
please contact John Brown:**



Destiny
Residential & Commercial
Estate & Letting Agents
0151 426 3737
www.destinyproperty.co.uk

SUBJECT TO CONTRACT

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

Date of photographs and details: March 2013

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