

# FOR SALE

## Unit 13b, Tiger Court, Kings Business Park Liverpool, L34

- ❖ 16 ON SITE CAR PARKING SPACES FOR THE WHOLE BUILDING
- ❖ ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS WITH BLINDS
- ❖ PART INCOME PRODUCING OFFICE
- ❖ AC CASSETTES & LED LIGHTING
- ❖ FULL ACCESS RAISED FLOORS WITH EXISTING POWER & DATA BOXES
- ❖ LOBBY AREAS ON GROUND & FIRST FLOORS WITH SEATING AREA AT FIRST FLOOR HEIGHT
- ❖ 2 ACCOUSTICALLY PROTECTED MEETING ROOMS ON EACH FLOOR
- ❖ OPPORTUNITY FOR OWNER/OCCUPIER OR INVESTOR



## LOCATION

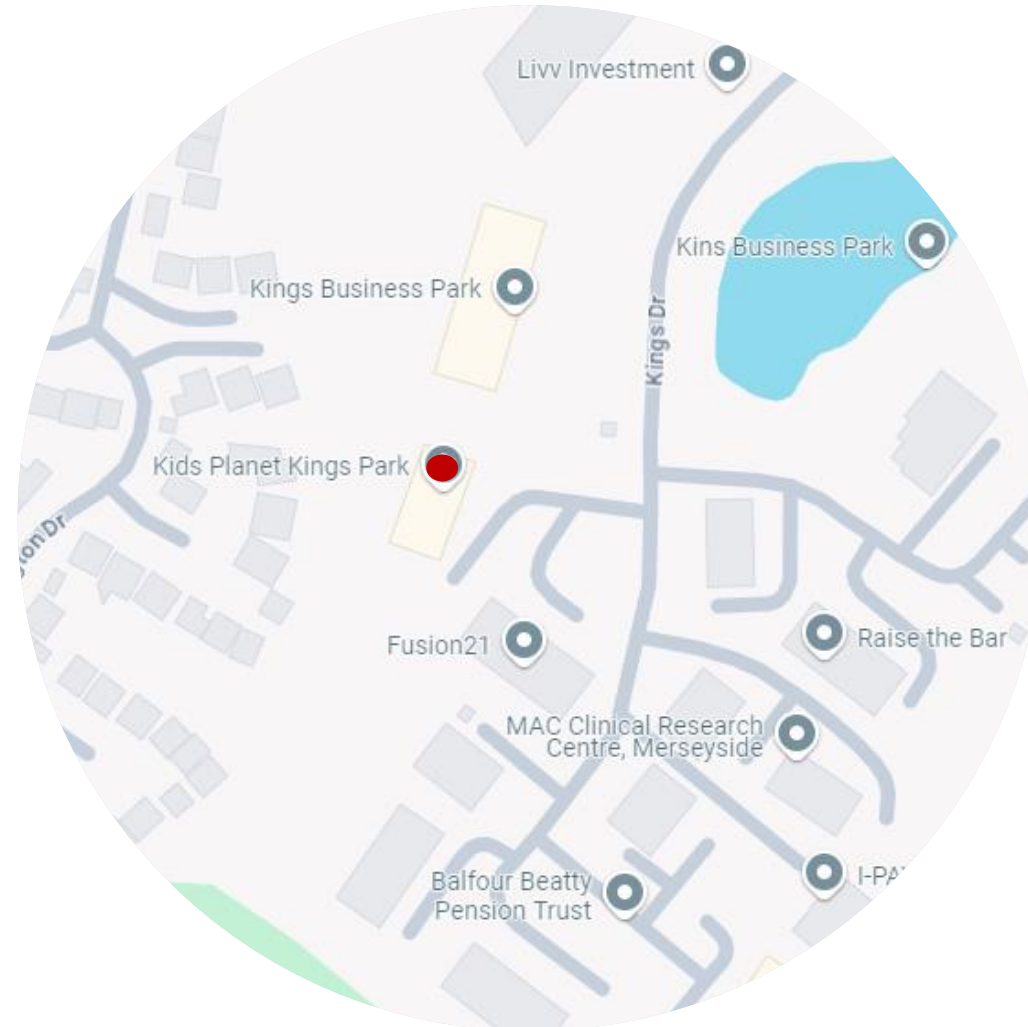
Kings Business Park is arguably the most established and coveted business park within the region. The property is located in a desirable location within the park, with attractive lake and landscaping adjacent.

The office building is accessed from Junction 2 of the M57 motorway, which provides easy access to Manchester and Liverpool City Centre. The M62 motorway is a short distance to the south and the A580 and M57/M58 Switch Island junctions are to the north.

## DESCRIPTION

A semi-detached office building benefiting from a total of 16 car parking spaces. It is held on a 999 year long leasehold. Internally the accommodation is split to provide self-contained office suites to the ground and first floor. The design of the accommodation enables independent occupation of the ground and first floors. The first floor is let to Elect Building Maintenance Ltd (see further details below). The ground floor is offered with vacant possession.

The accommodation provides a ground floor entrance with electronic intercom leading into a ground floor reception area with male/female/disabled WCs with shower facilities. The ground and first floor office suites are arranged in 'L' shaped configurations benefiting from meeting rooms, private offices, kitchen facilities and an open plan office layout.



The specification of the accommodation includes:

- Recently upgraded LED lighting
- Suspended ceilings
- Raised fully carpeted access floors
- Large double glazed windows
- AC cassettes
- Separate individual gas boiler systems to each floor with wall mounted radiator systems.

## TENANT

Ground Floor – vacant.

First Floor – Elect Building Maintenance Ltd have a lease on effective full repair and insuring terms expiring at the latest 19 December 2027 (to be confirmed), subject to a tenant only break end of year 5 at a passing rent of £22,672 p.a. (£13 per sq. ft p.a.).

## ESTATE CHARGE

The property is subject to an estate charge for contribution to the maintenance and security of the wider estate. Further information available on request.



## SITE AREAS

	sq.m	sq.ft
<b>Ground Floor Lobby</b>	20.86	225
<b>Ground Floor</b>	141.12	1519
<b>First Floor Lobby</b>	17.55	189
<b>First Floor</b>	140.15	1509
<b>Total</b>	319.68	3442

## ASKING PRICE

The long leasehold interest is available to purchase for offers in the region £515,000 plus VAT.

## RATEABLE VALUE

The current rateable value for the whole building is £41,000. This is not the amount you pay. All interested parties to make their own enquiries with the relevant billing authority and the assessment may be subject to splitting.

## LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs..

## EPC

EPC rating of C54.

## VAT

All prices, outgoings and rentals quoted are exclusive of VAT, but may be liable at prevailing rate. Further information on request.







## VIEWING

**All arrangements to view the premises are strictly by prior arrangement with Keppie Massie**

**commercial@keppiemassie.com**  
**Tel: 0151 255 0755**

**timgarnett@keppiemassie.com**  
**07852 240103**



### **DISCLAIMER - Keppie Massie (KM) give notice that:**

1. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.
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8. All floor areas have been measured and calculated in accordance with the RICS property measurement Standards
9. KM are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. KM do not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. All interested parties should rely on their own enquiries in this respect.

### **Agents Note**

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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