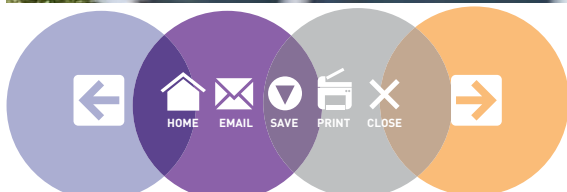


FLEXIBLE ACCOMMODATION THAT WORKS FOR **YOUR** BUSINESS







LOCATION

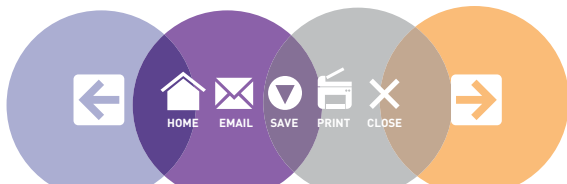
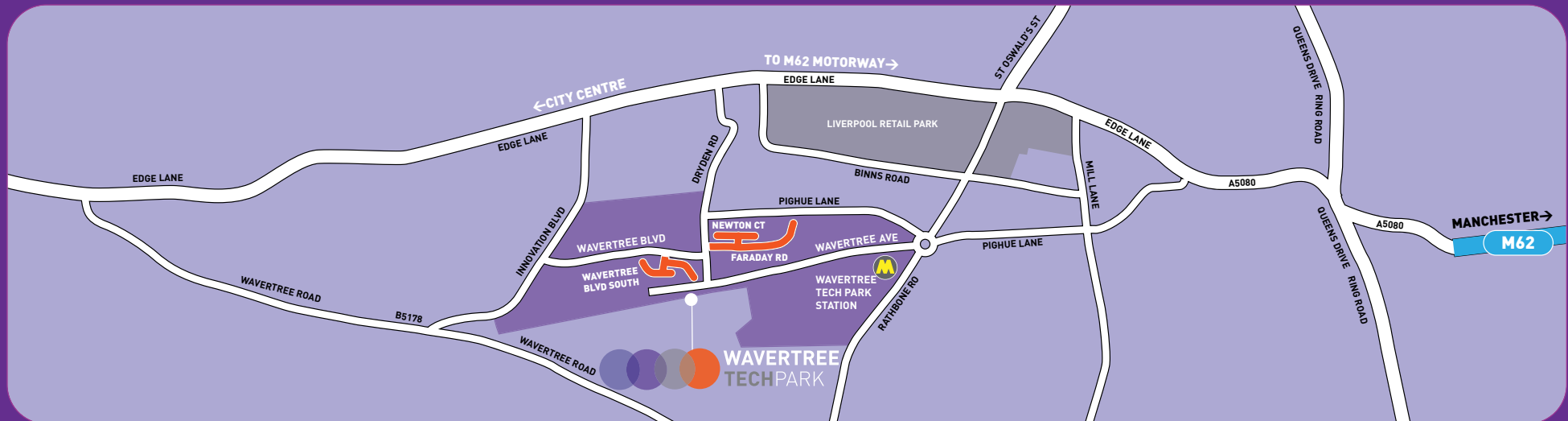
Wavertree Tech Park is conveniently located close to Edge Lane, a vibrant area within the City Region which is currently the focus of ongoing investment and development in the commercial and retail sectors.

Liverpool Retail Park, (previously Edge Lane Retail Park) is being extended and will more than triple in size to create substantial additional leisure / retail space and employment.

The adjacent Liverpool Innovation Park, is a major employment area.

The historic landmark Art Deco style Littlewoods Building, situated prominently on Edge Lane has been earmarked for development into a media / film production hub.

Edge Lane is a prime arterial route which links the M62 Motorway with the A5059 Queens Drive ring road, Liverpool's Knowledge Quarter and Liverpool City Centre.



OVERVIEW

Wavertree Tech Park provides flexible self contained accommodation from 500 sq ft (46.4 sq m) upwards for as little as £100.00 per week inclusive.

There is a range of unit sizes available in the three key areas of the Park:

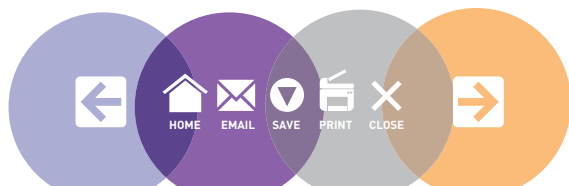
Wavertree Boulevard South, Newton Court and Faraday Road.

Each unit has integral kitchen and toilet facilities with a number of dedicated parking bays. Visitor car parking spaces are plentiful.

All units include a generous amount of glazing which ensures an abundance of natural light creating bright, airy and contemporary work spaces.

The Tech Park is beautifully landscaped with mature shrubs, trees and lawned areas, defined with quality hard landscaping, to create a carefully cultivated, verdant environment.

For availability please check out the Schedule of Accommodation.



WAVERTREE BOULEVARD SOUTH

Wavertree Boulevard South is situated at the heart of Wavertree Tech Park and comprises 4 blocks of units which vary in size from 500 sq ft upwards.

All four blocks have undergone a full exterior upgrade with total recladding to roof and canopy areas and new colour scheme and branding to the elevations.

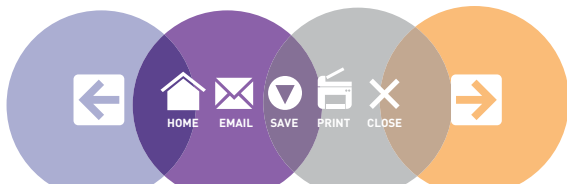
New signage has been installed throughout with a dedicated modular system for tenants to display their corporate branding in a prominent position, directly outside their units, adjacent to their dedicated parking bays.

Internally these spaces enjoy plenty of natural light, with well proportioned space, integral kitchen and washroom facilities.

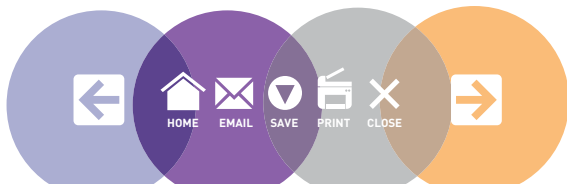
Access to Wavertree Boulevard South is via a state of the art electronic barrier / code system.

Check out the schedule for availability

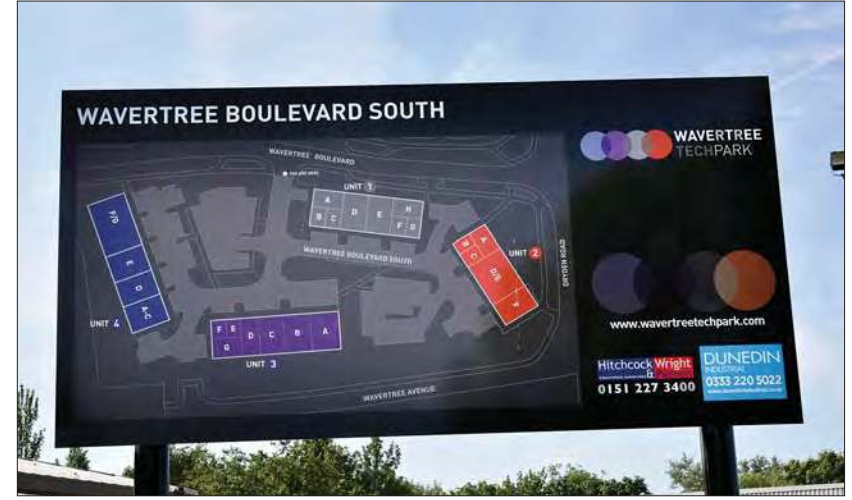
WAVERTREE BOULEVARD SOUTH



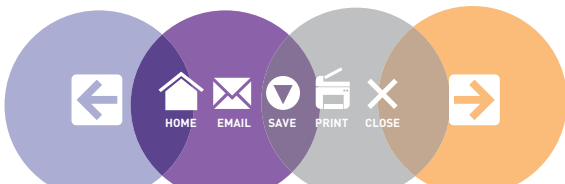
WAVERTREE BOULEVARD SOUTH



← WAVERTREE BOULEVARD SOUTH 1



GALLERY 2 →





SCHEDULE OF ACCOMMODATION

WAVERTREE BOULEVARD SOUTH

UNIT	SQ M	SQ FT
1C	46.56	501
1D	189.17	2036
1F	46.56	501
2A	97.64	1050
2D/E	322.23	3468
2F	166.79	1795
3B	166.79	1795
3C	166.79	1795
3E	46.56	501
4F	179.38	1930

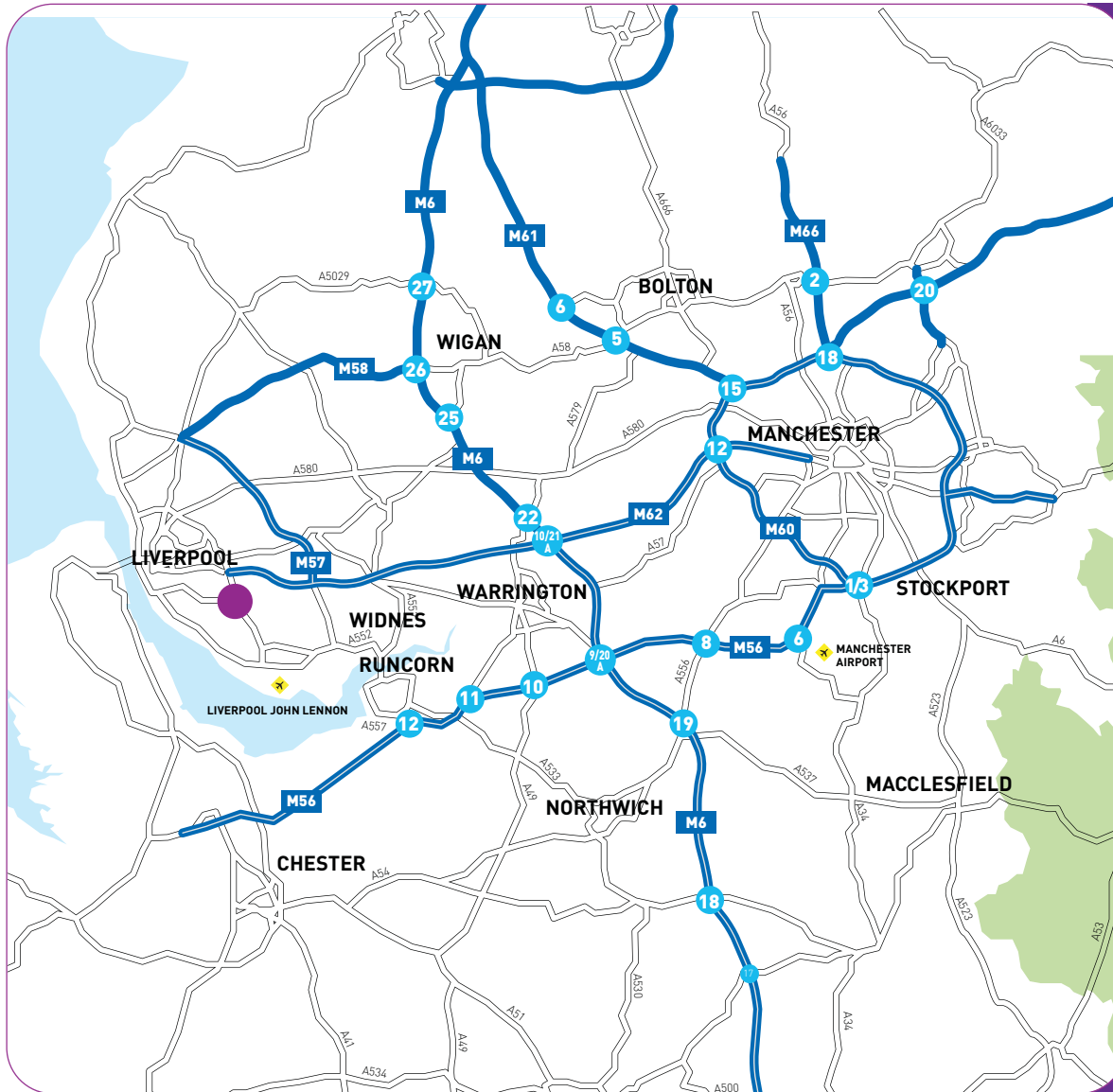


NEWTON COURT

UNIT	SQ M	SQ FT
3A	184.78	1,989
3B	182.74	1,967
4C	42.18	454
2ABC	169.08	1,820
2EFG	179.7	1,934

FARADAY ROAD

UNIT	SQ M	SQ FT
18	695.3	7484



CONNECTIVITY

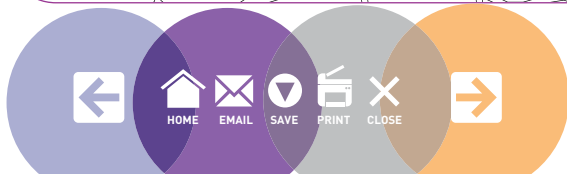
Local Transport There are excellent public transport facilities in and around Wavertree Tech Park. A Merseyrail train station is located on the park and provides services to the wider Merseyside region.

Numerous bus services run along Edge Lane.

By Train Liverpool Lime Street provides mainline service connections to all major UK towns and cities. London Euston is just over 2 hours away with trains leaving hourly.

By Air Liverpool John Lennon Airport, the fastest-growing airport in the UK, is within 15 minutes by car and Manchester Airport is within 45 minutes drive time.

By Road The M62 is within a 5 minute drive and provides easy access to the M57, M58, M6, M56 and the national motorway network.



TERMS

Accommodation is obtainable on flexible lease terms available by negotiation.

VAT

VAT will be charged at the current rate.

SERVICE CHARGE

A service charge will be payable in addition to rent.

FURTHER INFORMATION & VIEWING

For further information please contact the joint agents.

Important Notice

These particulars do not form part of any contract. The agents nor any of their directors, employees or agents is authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. June 2016

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