

High quality ground floor commercial space – 2,227 sq ft (206.9 sq m)
Unit 4: Available for immediate occupation on very competitive terms

Former office premises but suitable for retail or leisure uses.



STELLA NOVA

Commercial Units



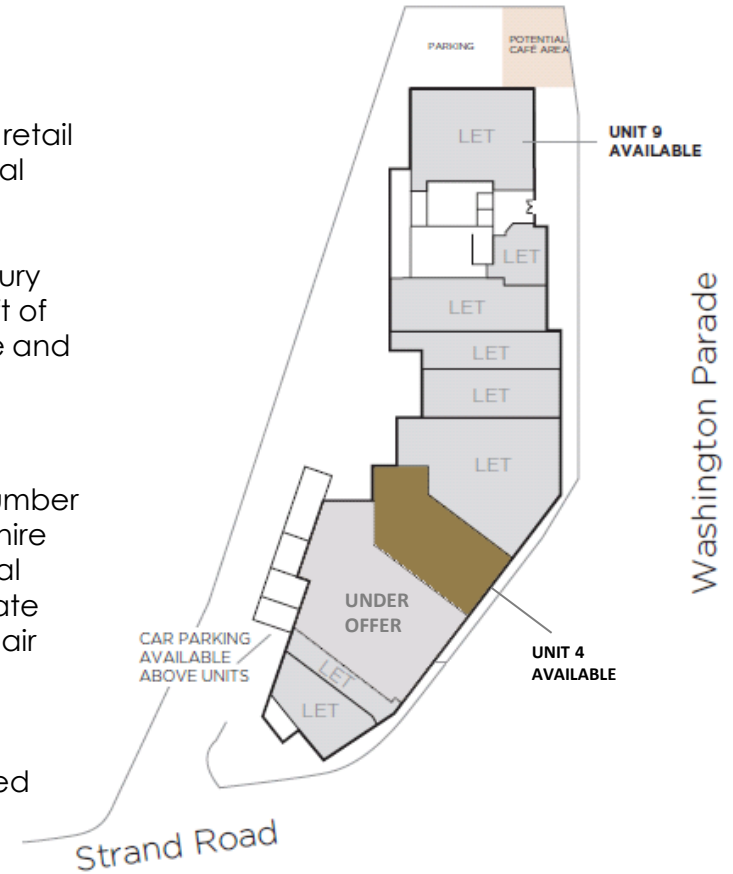
WASHINGTON PARADE, BOOTLE, LIVERPOOL L20 4TZ



THE DEVELOPMENT

Stella Nova has become a Landmark development at the heart of Bootle's retail and commercial core with exceptional prominence to Washington Parade. This striking mixed-use development is comprised of 142 privately-owned luxury apartments, approximately 18,000 sqft of ground floor retail and business space and secure on-site car parking for 100 vehicles.

The quality of accommodation has already been acknowledged by a number of high profile tenants including Cheshire and Wirral Partnership, the NHS (Mental Health Matters), Clark & Davidson Estate Agents and award-winning Harrison Hair Studio who now occupy a large proportion of the ground floor space. A range of uses, especially retail/office/commercial, may be considered subject to necessary consents.



STELLA NOVA, BOOTLE, COMMERCIAL UNITS



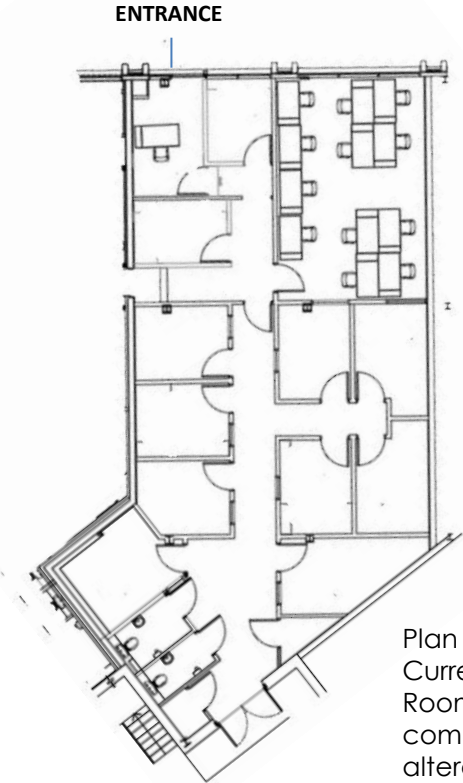
SPECIFICATION

The subject office benefits from a high quality fit-out that is available for immediate occupation on competitive and flexible terms.

The key specification includes:

- Central heating system
- Disabled access and facilities
- Suspended ceiling incorporating Cat II lighting
- Fully self-contained
- Open-plan offices with a range of offices & meetings rooms
- Climate control

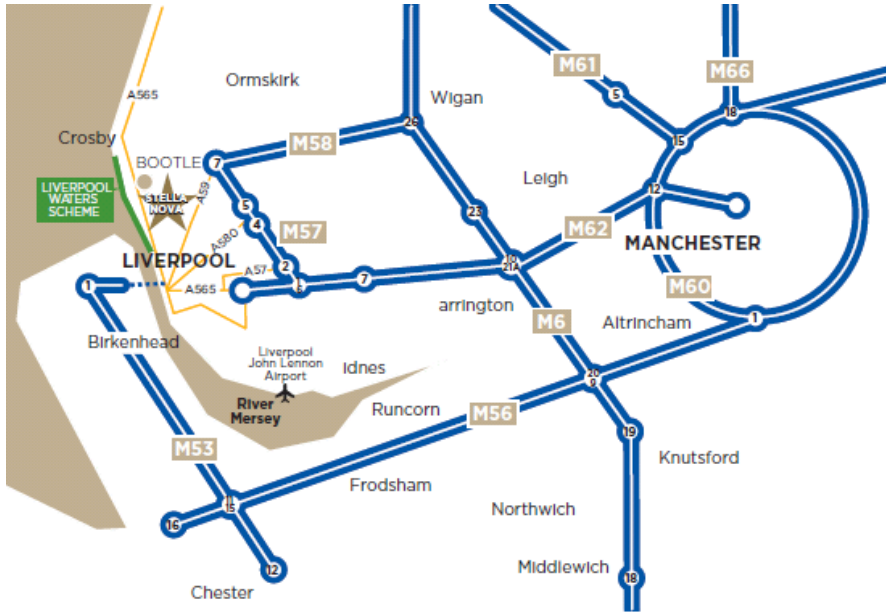
The accommodation has previously been used for office space with private offices and consulting rooms. The space is also suitable for a variety of alternative uses, for example, public caller, retail, surgery, etc.



Plan highlights
Current layout.
Rooms can be
combined or
altered to suite
requirements



HIGH QUALITY SPECIFICATION OFFICE DEVELOPMENT



BUSINESS RATES

The tenant will be responsible for any business rates levied on the demise by the Local Authority. Interested parties should make their own enquiries to Sefton Borough Council.

VAT

VAT is payable on rent. All other prices, outgoings quoted are exclusive of VAT to which they may be liable.

TERMS

The accommodation is available on new leases for terms to be agreed.

SERVICE CHARGE

A service charge of £1.14 psf GIA will be levied to recover the cost of a fair proportion of the landlord's outgoings to include cleaning and lighting of common parts, building insurance, lift maintenance, security etc.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

CAR PARKING

Ample on-site staff car parking available at £400 per space pa.

ENERGY PERFORMANCE CERTIFICATE: Rating B41.



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PHOTOGRAPHY BASED ON INDICATIVE IMAGERY OF OFFICES AT STELLA NOVA