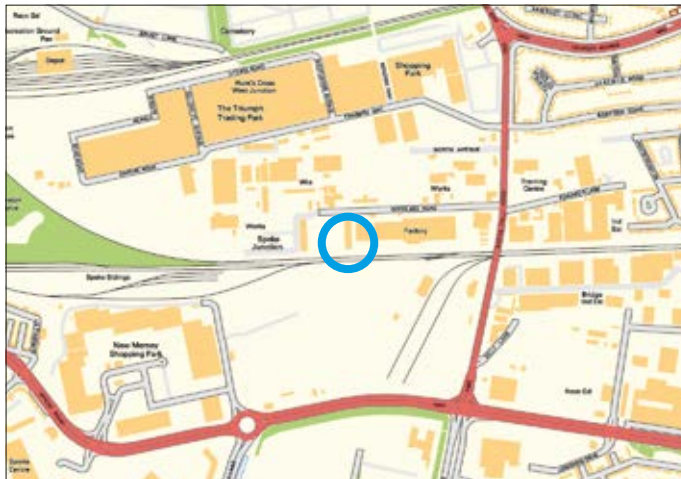




- **A third floor office suite approx 500 sq ft. currently let producing an income of £6,000 per annum, however we are advised that they may vacate before completion.**

**Description** A third floor office suite approx 500 sq ft. The office is fully carpeted with excellent lighting and also benefits from secure 24/7 access, a fully staffed reception and air conditioning. There are shared toilet facilities and meeting rooms. The property is currently let producing an income of £6,000 per annum, however we are advised that they may vacate before completion.



Not to scale. For identification purposes only

**Situated** The premises are prominently situated fronting onto Goodlass Road close to its junction with Speke Hall Road (A5275) which is within close proximity of Speke Boulevard (A561), one of the main arterial routes for South Liverpool. Liverpool city centre is approximately 6 miles to the west whilst John Lennon airport is less than 1 mile to the south.

Motorway access to the M57 and M62 is available via the A5300 which is approximately 3 miles to the east.

**Third Floor** Office Space

**Outside** Shared Parking.