

# Tailored Terms to Suit Your Needs...

## Purchase

- Each building available to purchase on a 999 year long leasehold.
- Floors can be purchased on a 999 year long leasehold.
- Ideal for owner occupiers.
- Can be placed within company pension schemes or SIPPS (Self Invested Personal Pension Scheme).

## Leasehold

- Flexible lease terms available to suit your business needs.

## VAT

- VAT will be charged on rent and sale prices.
- Price and rental figures available on application.

## A Well Managed Environment

A management company will be set up to run the development and will provide the following:

- Maintenance and upkeep of the external common areas and landscaping.
- Comprehensive security monitoring system.



## A Secure Environment = Peace of Mind



## Security - We Care

State of the art Security is provided by GSS which includes:-

- Remote Monitored CCTV systems 24/7/365, with audio to frighten and inform intruders of their detection on the development.
- An Internal Intruder Alarm System is installed and connected to the security control centre, the sensors are fitted at the occupier's expense to suit the fit out.

This system is BS8418 British Standard accredited company, endorsed by the British Security Standard Association and the SSAIB, and allows:-

- Lone workers can be visually escorted to car etc when leaving the building outside normal office hours, with voice contact via the audio system.
- Zero False Alarms record, means prompt Police response to Business Homes/GSS activations is guaranteed.
- Other elements of the building can be monitored via this system, including fire alarm, temperature control if specific areas where the temperature is critical and any other activity or operation that requires monitoring.
- The internal system can be upgraded to suit the individuals needs.

Other security features include:-

- Toughened Glazing.
- Internal Shutters (at an additional cost).
- Anti-ram posts.
- Automatically controlled entrance barriers.

## Location

- The development is situated in the heart of an established commercial environment.
- Liverpool City Centre 6 miles
- 10 minutes drive from Junction 7 of the M62
- Regular train services from Hunts Cross Station every 10 minutes
- More than 600 buses from Liverpool City Centre to Speke Garston every weekday.
- Local amenities include New Mersey Shopping Park, Marriott Hotel and David Lloyd Leisure Centre all within half a mile.

Destination	Distance(miles)	Journey Time
Manchester	34	40mins
Leeds	70	1 hr 20 mins
Birmingham	94	1 hr 30 mins
London	215	3 hrs 45 mins
Glasgow	220	3 hrs 50 mins

Liverpool John Lennon Airport is within half a mile of the site providing access to all the major European destinations.



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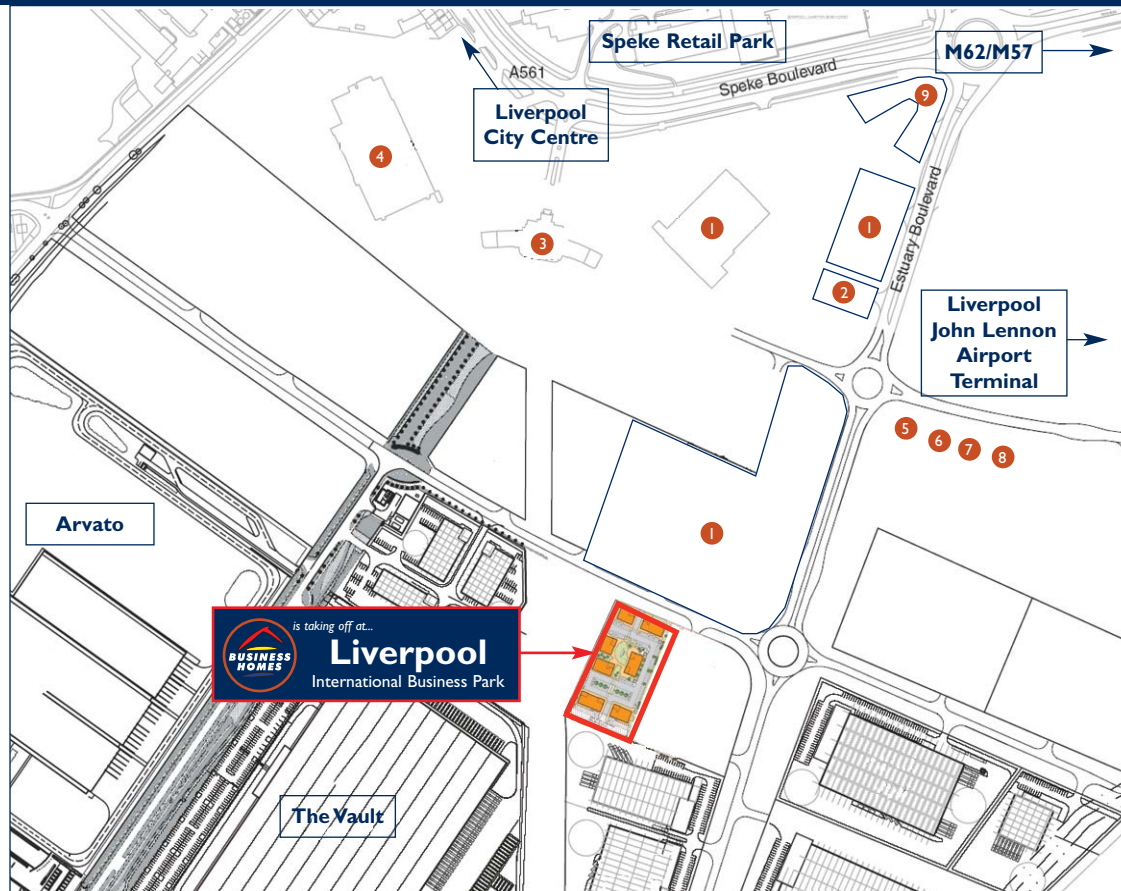
# Liverpool International Business Park

## Local Occupiers

- 1 Littlewoods
- 2 DHL International
- 3 Marriott Hotel
- 4 David Lloyd Leisure Centre
- 5 Classic Courverture
- 6 National BIO Manufacturing Centre
- 7 Powder Systems
- 8 National Blood Centre
- 9 Riverside Housing

## Speke Retail Park Occupiers

- Next
- Marks and Spencer
- WH Smith
- Gap
- Boots
- MFI
- Pizza Hut
- McDonalds
- and many others



A Development By:

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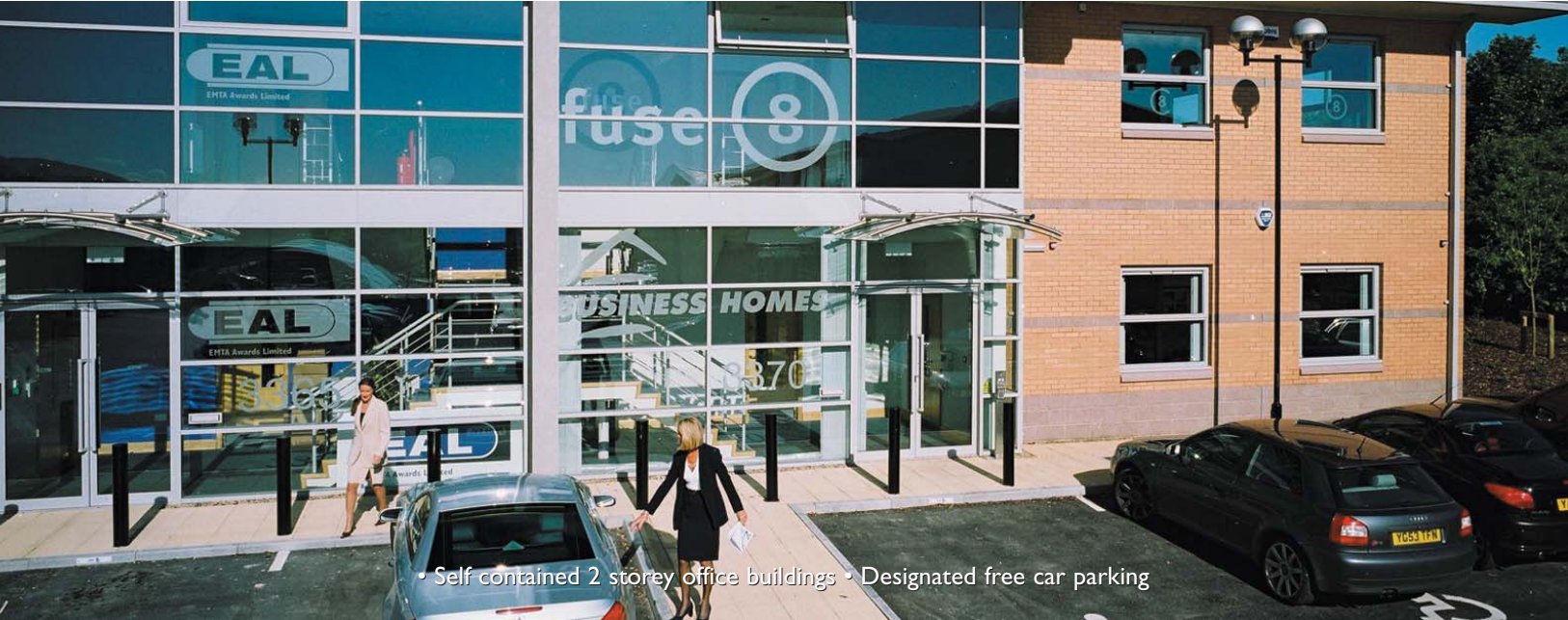
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# Liverpool

## International Business Park

**For Sale/To Let - Self contained two storey office buildings  
from 1,324 ft<sup>2</sup> (123 m<sup>2</sup>) to 6,168 ft<sup>2</sup> (573 m<sup>2</sup>)**

[www.businesshomes.co.uk](http://www.businesshomes.co.uk)



• Self contained 2 storey office buildings • Designated free car parking

## Making Work a Pleasure



• A well managed estate • Low maintenance stylish landscaping • State of the art - CCTV monitoring system

## Attention to Detail, Inside and Out



• Each floor self contained • Suites from 1,324 ft<sup>2</sup> - 6,168 ft<sup>2</sup> • Male & female w.c's on each floor • Kitchen on each floor

All photos are indicative.

**Tel: 0870 441 2222**



Kitchen includes dishwasher, fridge, sink and storage



Suspended ceilings with recessed lighting



Contemporary entrances

## A Quality Specification for Quality Businesses



Full accessed raised floors



Male & female w.c's on each floor



Comfort conditioning as an optional extra

## Finished to a Market Leading Specification



Tailor made telecommunications and connectivity to suit



Fully 'Disability Discrimination Act' compliant with disabled toilet, kitchen, lift and access

Failure to comply with this new legislation, enables those who are disabled to make a complaint to the relevant authority and will end in the prevention of the buildings use, and/or fines. May 1st 2004



Free space planning service is available

All photos are indicative.



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# Liverpool

International Business Park



# @ Liverpool International Business Park



**Tel: 0870 441 2222**