



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

VORTEX HOUSE

ENTERPRISE WAY, WAVERTREE TECHNOLOGY PARK, LIVERPOOL, L13 1FB



TO LET

FULLY REFURBISHED DETACHED OFFICE BUILDING

22,900 SQ FT (2,127 SQ M)

-  **MERSEYSIDE'S PREMIER BUSINESS PARK**
-  **WAVERTREE TRAIN STATION 200M**
-  **1.7 MILES TO M62**
-  **95 DESIGNATED CAR SPACES**

www.vortexcourt.com



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WELCOME TO VORTEX HOUSE

DESCRIPTION

Vortex Court comprises three contemporary office buildings in an attractive landscaped environment.

Sitting at the head of the scheme Vortex House occupies a prime position and offers exceptional modern accommodation totalling 22,900 sq ft with ample car parking.

22,900 SQ FT (2,127 SQ M)

- MERSEYSIDE'S PREMIER BUSINESS LOCATION
- SITUATED IN CLOSE PROXIMITY TO EDGE LANE (A5047) THE MAIN ARTERIAL ROUTE LINKING LIVERPOOL CITY CENTRE WITH THE M62
- EXCELLENT PUBLIC TRANSPORT LINKS
- WAVERTREE TECHNOLOGY PARK RAILWAY STATION IS WITHIN 5 MINUTES WALK





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WELCOME TO VORTEX HOUSE

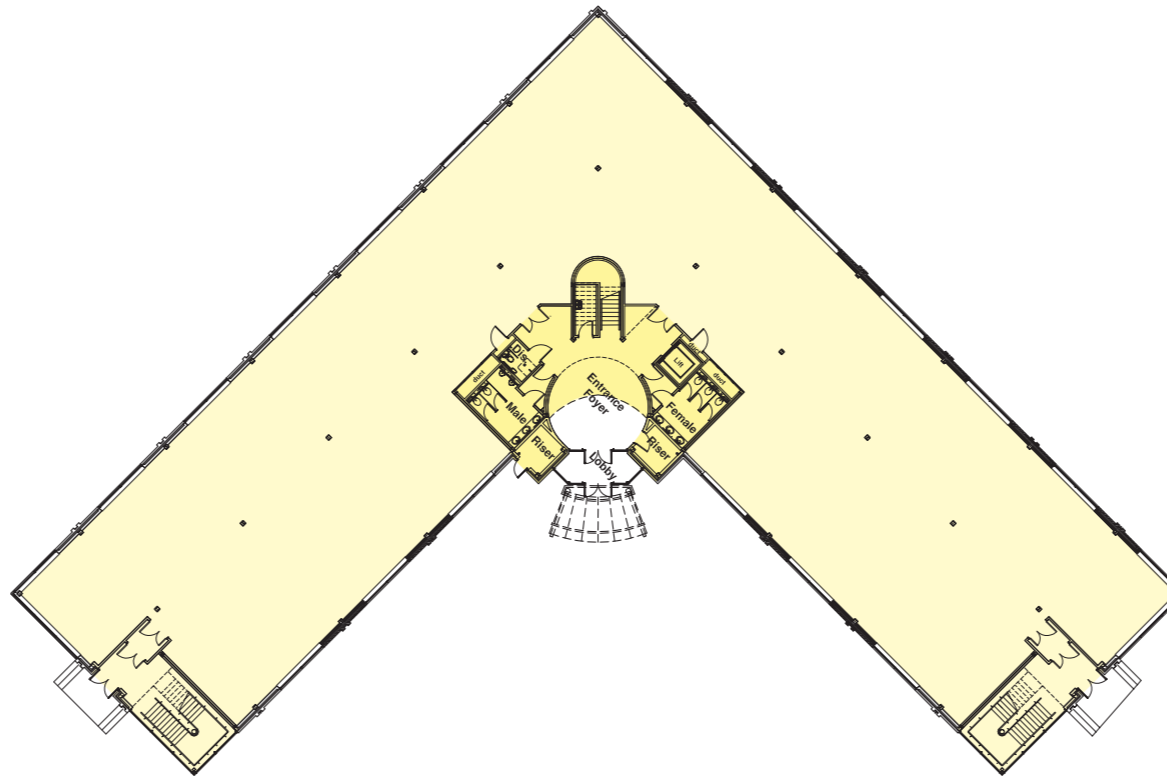
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TYPICAL FLOOR PLAN

Indicative space plans available at www.vortexcourt.com



SPECIFICATION

Vortex House offers very high quality office accommodation and has an excellent specification that includes;

- Full access raised floors
- Prestigious entrance foyer
- Suspended ceilings with fluorescent lighting
- Double glazed tinted anodised windows
- 95 car parking spaces
- Central heating with displacement ventilation system
- Ladies, gents and disabled W/C's to each floor
- 8 person passenger lift

ACCOMMODATION

SUITE	SQ FT	SQ M
Ground Floor	11,350	1,054.44
First Floor	11,550	1,073.02
TOTAL	22,900	2,127.46

The building is available as a whole or may be divided on a floor by floor basis.

EPC

The EPC rating for this property is D94. A copy of the individual EPC is available upon request.

TERMS

The building is available to let by way of a new lease(s) for a term of years to be agreed.

SERVICE AND ESTATE CHARGE

Ingoing tenants will be responsible for the payment of service and estate charges towards the maintenance and upkeep of the external areas.



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VORTEX HOUSE

LOCATION

Vortex Court is situated on Enterprise Way within Wavertree Technology Park which lies approximately 1.7 miles from the end of the M62 and 2.4 miles from Liverpool City Centre. Public transport links are excellent with several local bus services and Wavertree Technology Park Train Station within easy walking distance providing a regular direct service to Liverpool Lime Street and Manchester.

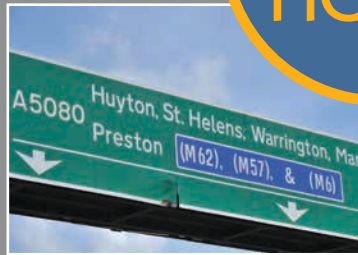
DISTANCES

M62	1.7 miles	5 mins
Liverpool City Centre	2.4 miles	6 mins
John Lennon Airport	8.7 miles	18 mins
Warrington	17.6 miles	25 mins
Manchester City Centre	32.3 miles	44 mins
Manchester Airport	34.4 miles	40 mins
London	211 miles	3 hrs 56 mins

Source TheAA.com



Wavertree Technology Park Rail



Access to M62, M57 & M6



Direct Service to Liverpool & Manchester



Junction 4 M62 within 5 minutes



VIEWING / FURTHER INFORMATION

Strictly by appointment with the joint letting agents.

NORTHERN TRUST
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www.northerntrust.co.uk



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www.cbre.co.uk

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Misrepresentation Act
These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. September 2013.