

65  
STEPHENSON

**TO LET**  
31,705 Sq Ft



Wavertree Technology Park  
65 Stephenson Way, L13 1HD

# SPECIFICATION

TRIPLE HEIGHT RECEPTION

SUSPENDED CEILINGS

COMFORT COOLING

DOUBLE GLAZING

LG7 LIGHTING

ELEVATORS

65 Stephenson is due to go under refurbishment by the end of Q2 2018. Following refurbishment the building will provide Grade A office space in a prime location.



<b>G</b>	Ground FLOOR	754.90 SQ M 8,126 SQ FT
<b>1</b>	First FLOOR	728.90 SQ M 7,846 SQ FT
<b>2</b>	Second FLOOR	728.70 SQ M 7,844 SQ FT
<b>3</b>	Third FLOOR	732.90 SQ M 7,889 SQ FT
<b>T</b>	Total AREA	2,945.40 SQ M 31,705 SQ FT



# Developed Location

# LOCATION



65 Stephenson way is closely connected to Edge Lane which provides direct arterial access West to Liverpool City Centre and East to the M62. The building sits on Wavertree technology park adjacent to Liverpool Innovation Park with occupiers including; Sony, Broadgreen Hospital and NHS 24/7 formulating an out of town scientific hub.

The park boasts on site parking with 85 spaces and is serviced by its own railway station, directly connecting to Liverpool Lime Street and Manchester Piccadilly. Bus stops are within a minutes walk, connecting to routes running throughout the city. International airports and seaports are also in close proximity.

Liverpool  
Shopping Park

Broadgreen  
Hospital

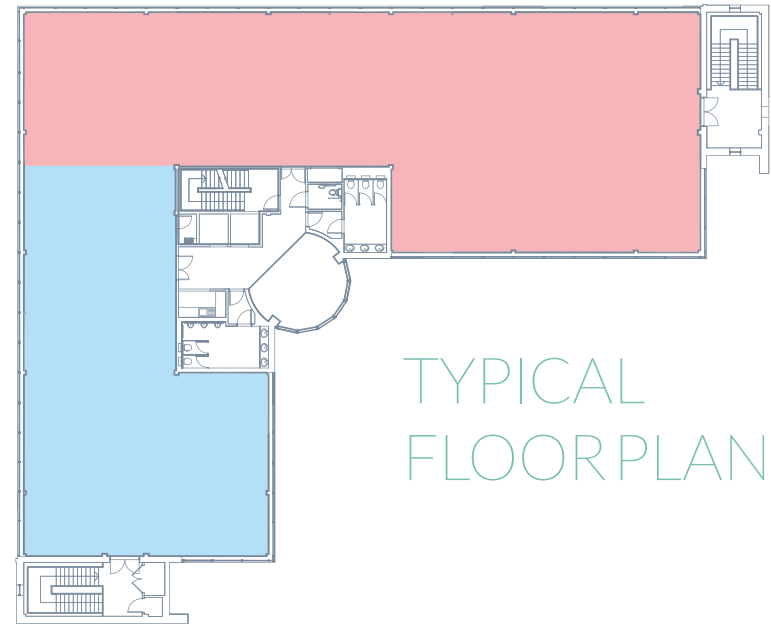
Wavertree  
Technology  
Park Station

M62



POSTCODE: L13 1HN

# Impressive Reception



TYPICAL  
FLOOR PLAN

65 Stephenson is due to undergo refurbishment by the end of Q2 2018. The building will consist of 4 floors of grade A office space in a prime location. The building is equipped with multiple kitchens, WC's, shower facilities and on site parking for 85 spaces 8 of which are disabled access.

The building is connected directly to Wavertree Technology Park station and also connects

to major bus routes throughout the city. Local mobile vendors visit the building daily with cooked refreshments .

Recently developed Liverpool shopping park is located less than five minutes walk from the building with major outlets in the country including; H&M, M&S, Tkmax, Next, River Island, Boots, Smyths Toy Store, Subway, Chiqarito's.



OPEN PLAN SPACE

LARGE RECEPTION

BREAKOUT AREAS

TWO ELEVATORS

SHOWER FACILITIES

ON SITE PARKING

TRAIN STATION

SHOPPING PARK



Outstanding Amenities



## FURTHER DETAILS

### EPC

An epc has been prepared and is available on request from the agent.

### LEGAL COSTS

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

### VAT

All figures quoted are exclusive of and may well be subject to VAT.

### TERMS

Available on application.

For further details  
contact the agents  
for the property

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**CBRE**

**Andrew Byrne**

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