



Unit 20, Tapton Way, Wavertree Business Village, Liverpool
L13 1DA

Unit 20 Taptan Way

Wavertree Business Village, Liverpool L13 1DA



Agreement

To Let



Detail

Office



Rent

£15,275.00



Size

118.78 sq m (1,279 sq ft)



Location

Liverpool, L13 1DA



Property ID

791.RGD

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

The property comprises a two storey, self-contained office building built to a modern specification as follows:

- Suspended ceiling incorporating recessed LED lighting.
- Painted walls and carpeted floors.
- Heated via wall mounted electric radiators.
- Male, female and disabled toilets.
- Kitchenette on ground and first floors.
- Externally, 4 marked car parking spaces.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following Net Internal floor area.

Area	m ²	ft ²
Unit 20 (Ground & 1st Floors)	118.78	1,279

Energy Performance Certificate

An Energy Performance Certificate has been commissioned and the property has an EPC Rating in Band B.

A copy of the Energy Performance Certificate is available upon request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

The property is entered in to the 2026 Rating List as follows:

Description: Business Unit & Premises

Rateable Value: £15,500

Tenure

The property is available by way of an assignment of our client's lease. They hold the property by way of a lease dated 13 April 2026 for a term of 5 years with a tenant only break clause at the end of third year of the term.

The rent passing is £15,275 per annum exclusive of VAT and other outgoings.

Alternatively, by way of surrender of the lease and the granting of a new lease on terms to be agreed with the Landlord.

Rent/Price

£15,275.00 per annum exclusive of VAT, service charge and other outgoings.

Service Charge

A service charge may be levied to cover the up-keep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

Location

The subject property is located on the established Wavertree Business Village fronting Tapton Way and accessed off Wavertree Avenue.

The estate is located on the Wavertree Technology Business Park approximately 4 miles west of Liverpool City Centre.

There is good accessibility via Edge Lane (A5080) into Liverpool City Centre and to the M62 motorway close by.



