

Reasons to choose

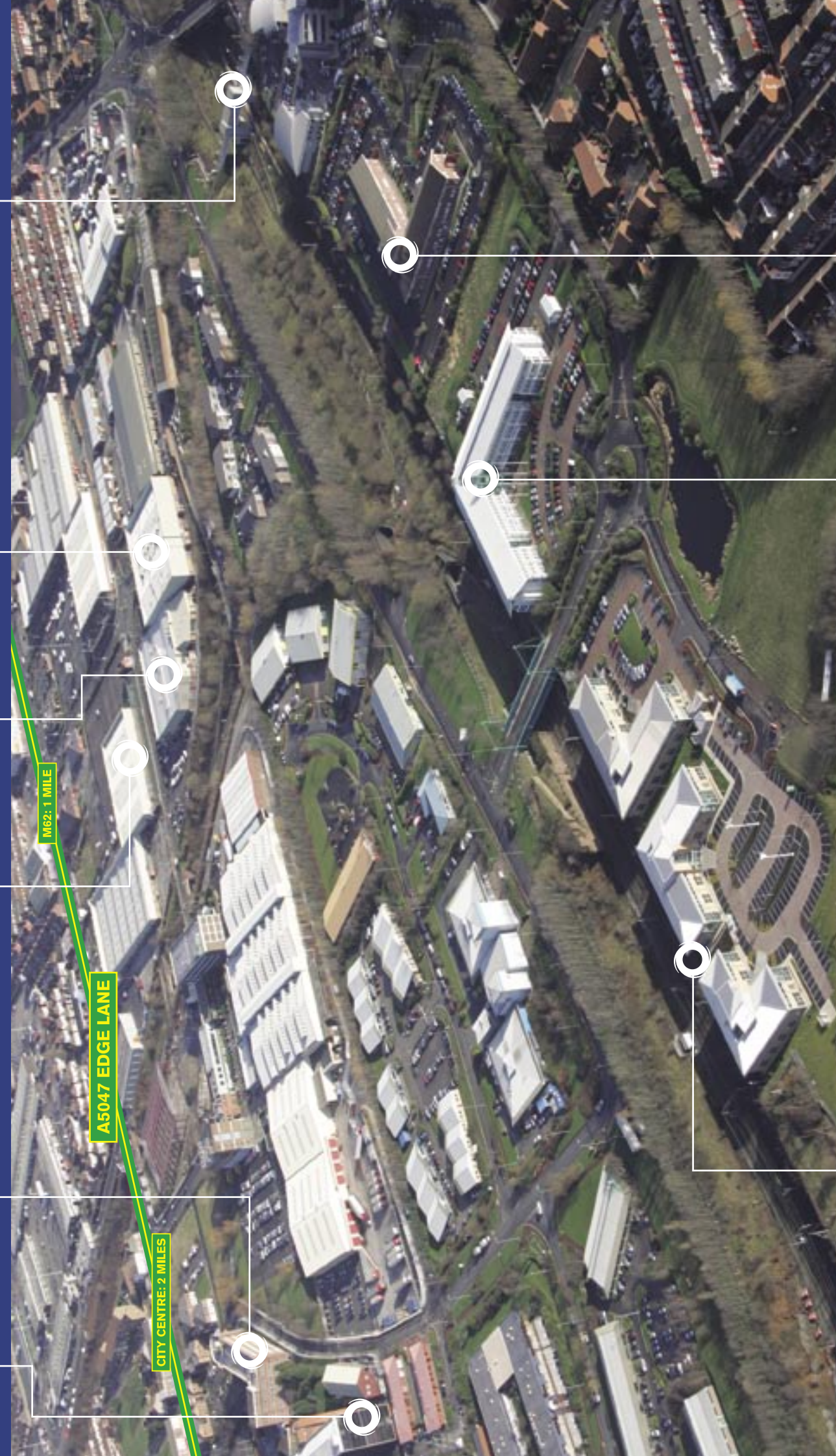
VORTEX COURT

- Excellent corporate image
- High quality new buildings
- Environmentally efficient design
- Attractive landscaped environment
- Easy access to road and rail network
- Good parking ratio



www.vortexcourt.com

WAVERTREE TECHNOLOGY PARK TRAIN STATION
 CINEWORLD
 TOTAL FITNESS
 EDGE LANE RETAIL PARK
 LIVERPOOL DIGITAL
 MARCONI



VORTEX COURT

ROYAL BANK OF SCOTLAND
 SONY EUROPE

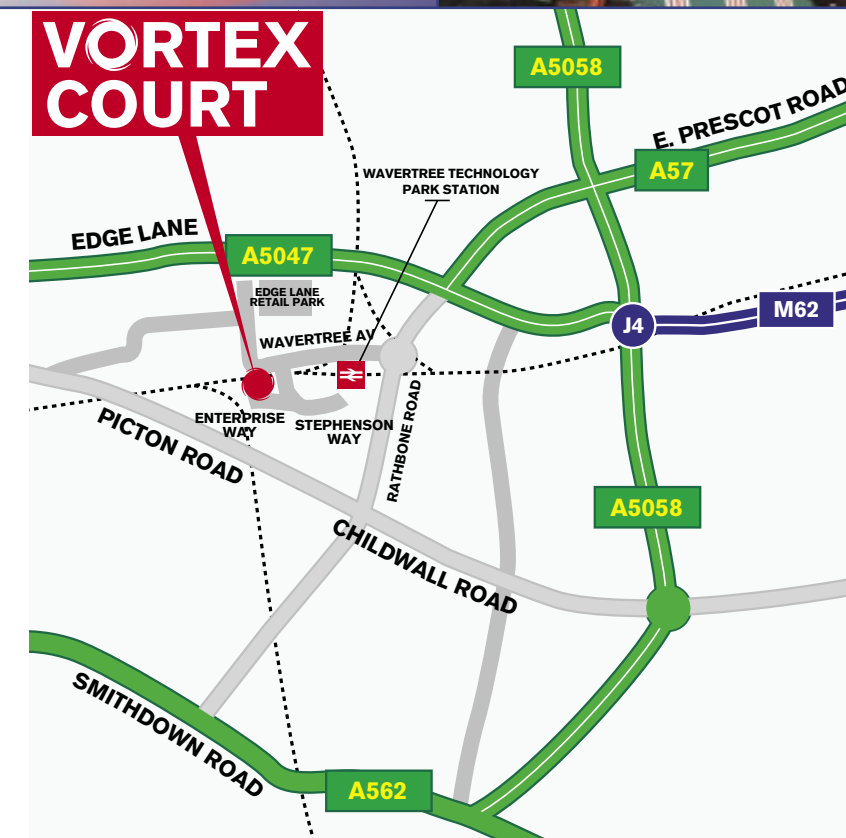
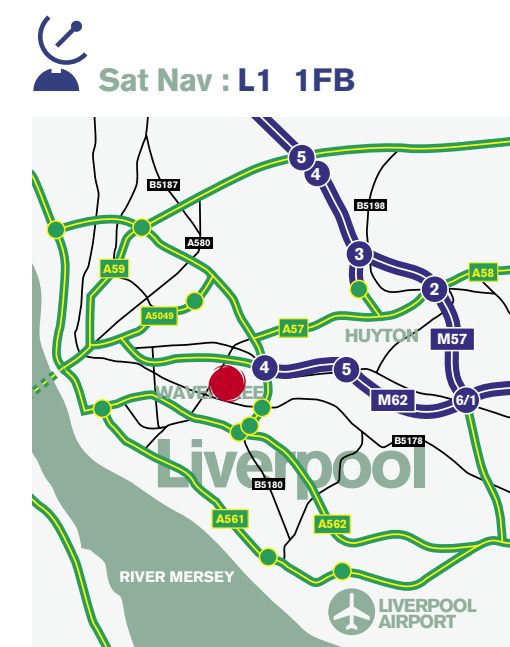
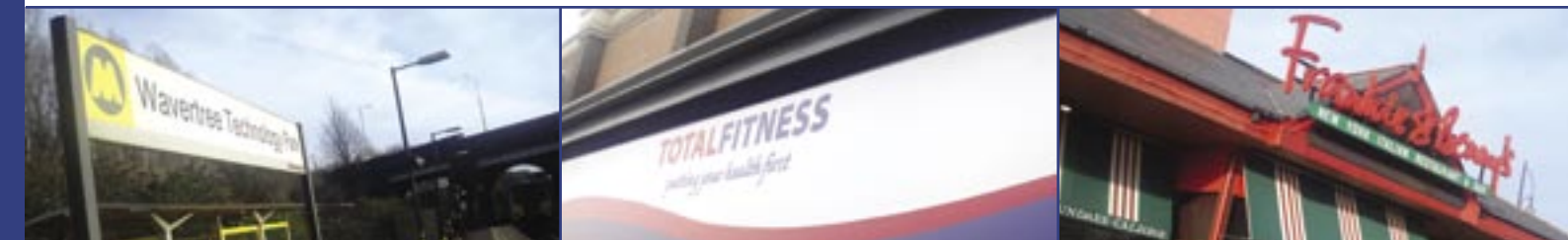
Vortex Court is situated on Enterprise Way within Wavertree Technology Park which lies approximately 1 mile from the end of the M62 and within 2 miles of Liverpool City Centre. Public transport links are excellent with several local bus services and Wavertree Technology Park Train Station within easy walking distance providing a regular direct service to Liverpool Lime Street and Manchester.

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.

VAT
 All rents and other charges will be subject to VAT at the standard rate.

Lease Terms
 The buildings are available to let in part or as a whole by way of a new lease for a term of years to be agreed.

Viewing
 Strictly by appointment with the joint letting agents.



markworthington irvingrice.co.uk



robin.ellis gvagrimsley.co.uk



Project Part-Financed by the European Union
 European Regional Development Fund



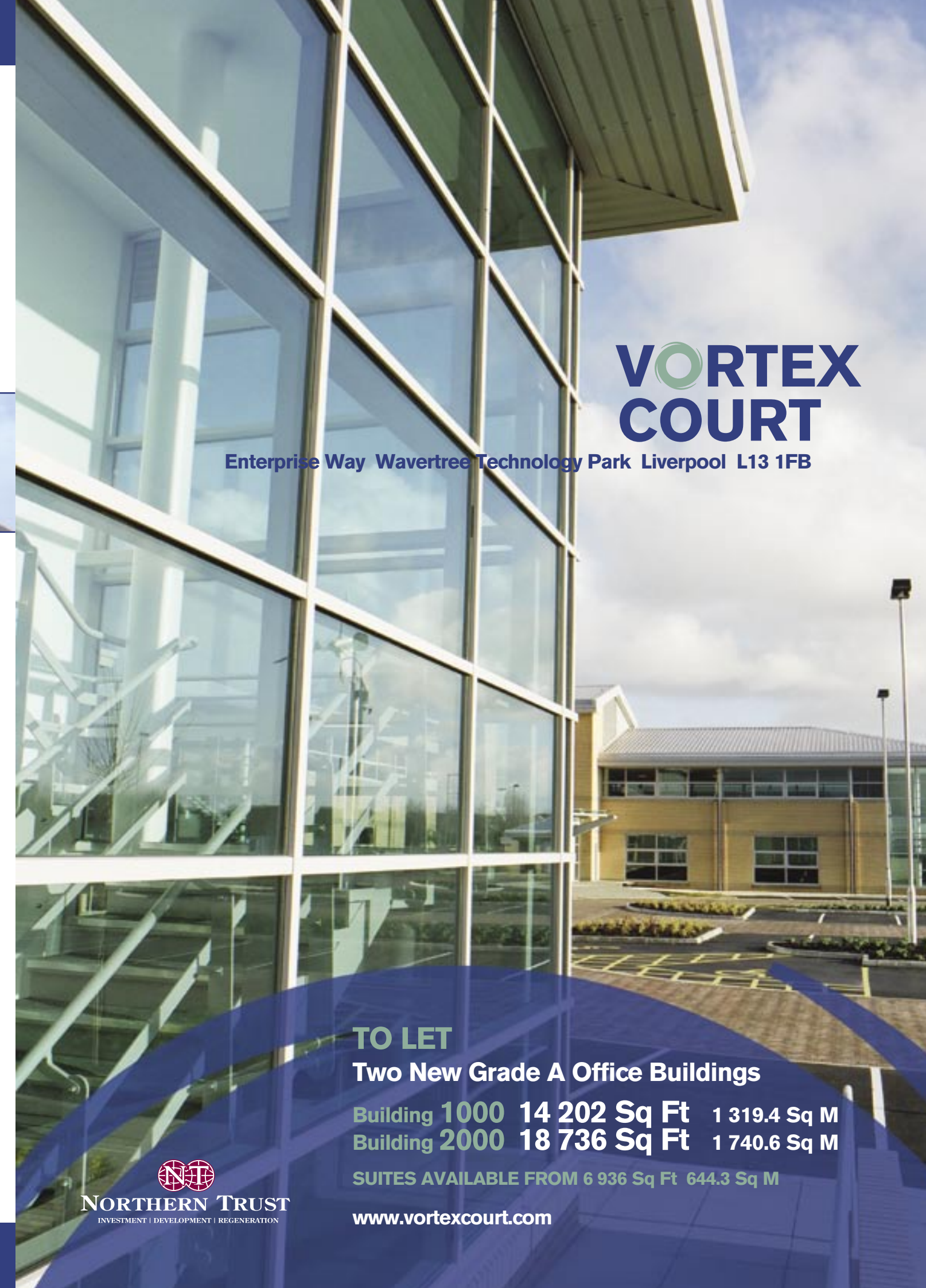
NORTHERN TRUST
 INVESTMENT | DEVELOPMENT | REGENERATION
www.northerntrustgroup.com

Misrepresentation Act. These particulars shall not form any part of 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. February 2007.

Design & Production / C2 Advertising Ltd / 0113 383 5332 / www.c2advertising.co.uk

VORTEX COURT

Enterprise Way Wavertree Technology Park Liverpool L13 1FB



TO LET
Two New Grade A Office Buildings

Building 1000 14 202 Sq Ft 1 319.4 Sq M
Building 2000 18 736 Sq Ft 1 740.6 Sq M

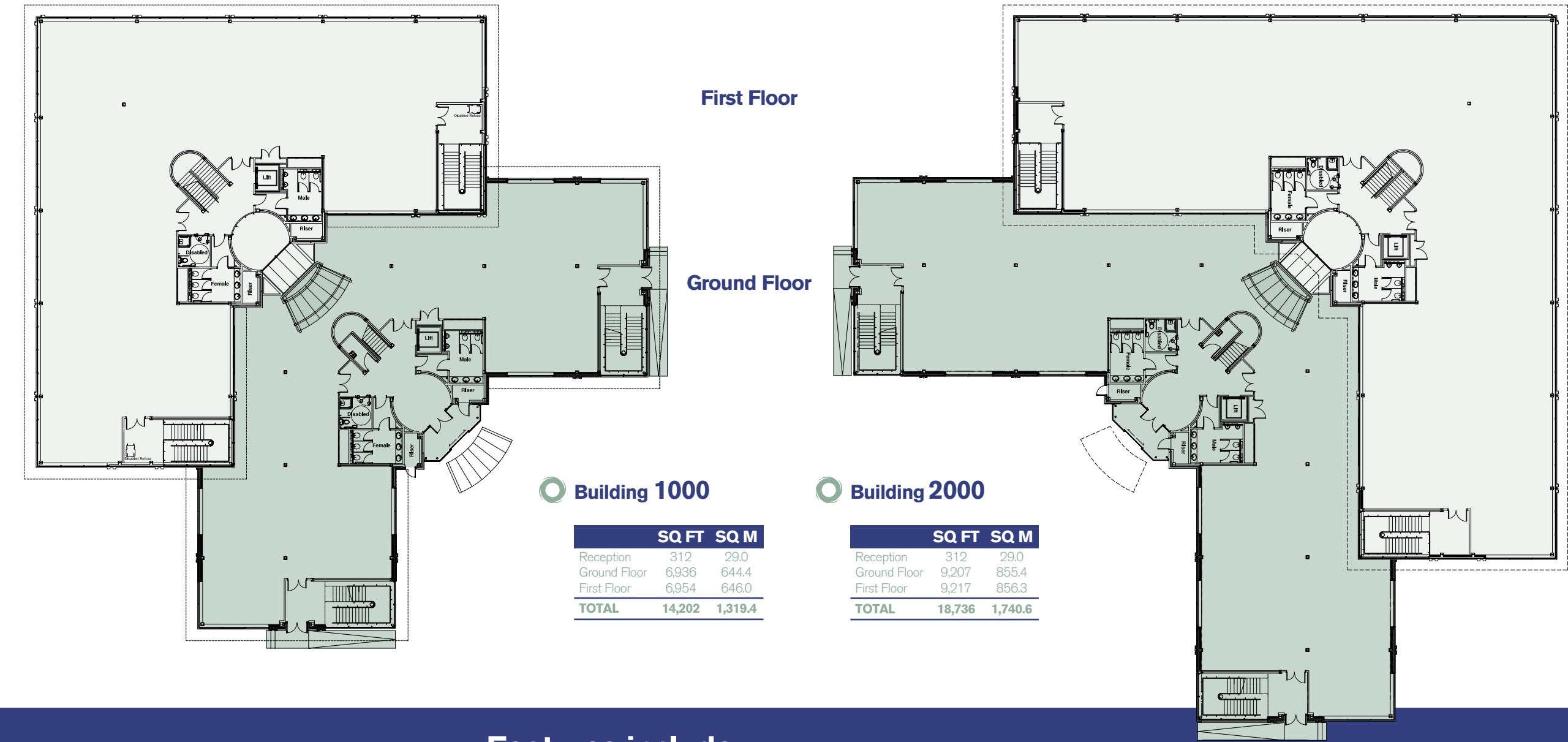
SUITES AVAILABLE FROM 6 936 Sq Ft 644.3 Sq M



www.vortexcourt.com



The second phase of this scheme comprises two new Grade A office buildings of 14,202 sq ft (1,319.4 sq m) and 18,736 sq ft (1,740.6 sq m), which are capable of subdivision on a floor by floor basis from 6,936 sq ft (644.4 sq m) including 131 car parking spaces.



Features include...

- Double height glazed entrance
- Full access raised floors
- Cooling system
- Suspended ceilings
- LG3 lighting with PIR sensors
- BREEAM rating "Very Good"
- Parking ratio 1:252 sq ft

