



NORTHERN TRUST  
INVESTMENT | DEVELOPMENT | REGENERATION

**TO LET**

GRADE 'A' OFFICE ACCOMMODATION

**BUILDING 1000**  
**BUILDING 2000**

**FIRST FLOOR SUITE:  
7,102 SQ FT**

**FIRST FLOOR SUITE:  
3,520 SQ FT**



**VORTEX COURT**

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

[www.vortexcourt.com](http://www.vortexcourt.com)



# BUILDING 1000 & 2000 VORTEX COURT

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



## DESCRIPTION

Vortex Court comprises of two modern office buildings set in an attractive landscaped environment. The buildings have been constructed to a very high standard providing a quality environment in which to work.

The two storey buildings offer Grade 'A' office accommodation with an excellent parking ratio. Building 1000 extends to 14,202 sq ft, whilst Building 2000 totals 18,736 sq ft. Both buildings can be divided into ground and first floor accommodation; and the ground floor within Building 2000 has already been fitted out to provide a range of open plan areas with individual offices, meeting rooms and kitchen space, which can be altered to suit an incoming occupier or removed to allow for an open plan working environment. The buildings are available to let in a number of configurations.

## SPECIFICATION

- Double height glazed entrance
- Full access raised floors
- Cooling systems
- Suspended ceilings
- LG3 lighting with PIR sensors
- BREEAM rating "Very Good"
- Parking ratio 1 : 260 sq ft

[www.vortexcourt.com](http://www.vortexcourt.com)

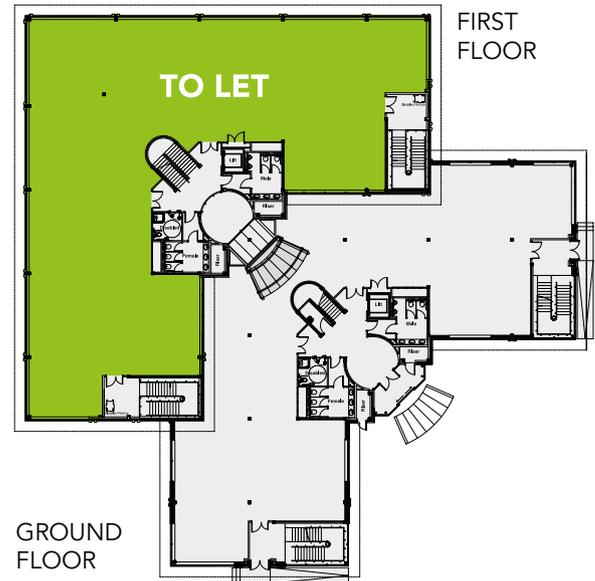
# BUILDING 1000

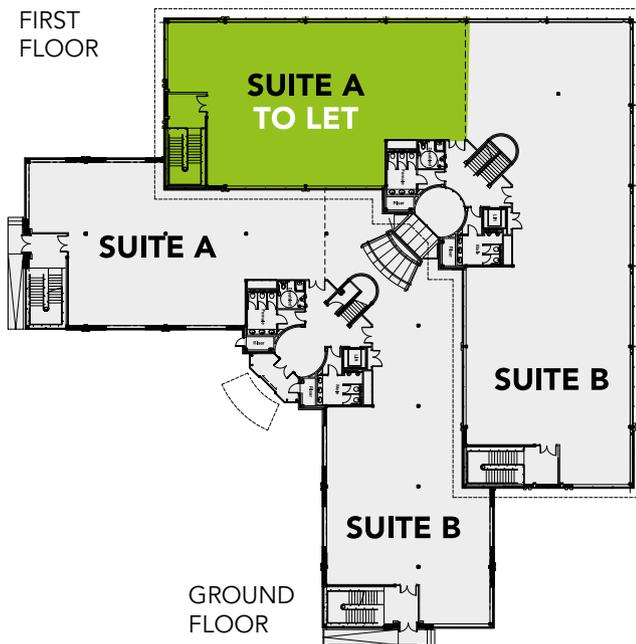
## ACCOMMODATION SCHEDULE

Floor	Area	
	Sq Ft	Sq M
First Floor	7,102	660
Ground Floor	7,100	660
Total	14,202	1,320

## EPC

The EPC rating for Building 1000 is D96.  
A copy is available upon request.





# BUILDING 2000

## ACCOMMODATION SCHEDULE

Floor	Area	
	Sq Ft	Sq M
First Floor Suite A	3,520	327
First Floor Suite B	5,687	528
Ground Floor Suite A	3,520	327
Ground Floor Suite B	5,670	527
<b>Total</b>	<b>18,397</b>	<b>1,709</b>

## EPC

The EPC rating for Building 2000 is C53.  
A copy is available upon request.

# EDGE LANE RETAIL PARK



## DISTANCES

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



## VORTEX COURT



## LOCATION

Vortex Court is situated on Enterprise Way within the established Wavertree Technology Park, on the outskirts of Liverpool. The Park is easily accessible and benefits from excellent transport links with Junction 4 of the M62 less than 2 miles away. Liverpool City Centre is less than 3 miles away and there are a wide range of amenities available at Edge Lane Retail Park opposite.

The Park also offers outstanding public transport links with Wavertree Technology Park and Edge Lane stations only minutes away, and several local bus services within easy walking distance. The main Liverpool to London rail line lies adjacent to the scheme.

## TERMS

The suites are available to let by way of a new lease for a term of years to be agreed.

## VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please contact one of the joint letting agents.



GOOD LOCAL AMENITIES



EXCELLENT TRANSPORT LINKS

MISREPRESENTATION ACT: Whittle Jones, B1 Real Estate and CBRE on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term: (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquires about the property in all respects: (iii) no partner and no person employed by Whittle Jones, B1 Real Estate and CBRE have any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones, B1 Real Estate and CBRE. Designed and Produced by Creativeworld. 01282 858200. December 2021.

Premises available in over 200 locations throughout England and Scotland