

# Atlantic Pavilion

Albert Dock, Liverpool L3 4AE



Offices To Let  
7,000sqft to 17,965sqft (650sqm to 1,669sqm)



Albert Dock sits proudly at the heart of Liverpool's World Heritage waterfront. Long recognised as a successful office location, the quayside offices are just two minutes' walk from the City's retail, leisure and business centres. Grosvenor's Liverpool ONE brings the best of international shopping and over 5,000 parking spaces to your doorstep whilst the adjacent Echo Arena and BT Convention Centre is acknowledged as one of the UK's most sought after venues. Around the dockside you'll find The Tate, restaurants, cafés, hotels and wine bars.





## THE OFFICES

Atlantic Pavilion lies on the South East corner of Albert Dock. A comprehensive refurbishment completed in 2011 provides a striking new reception area with double-height windows overlooking the dockside. The fourth floor office suite has been completely remodelled to meet the requirements of discerning occupiers and incorporates comfort-cooling, raised floors, metal ceilings. Two passenger and one goods lift serve all floors.

And for peace of mind there is a back-up generator in the basement.

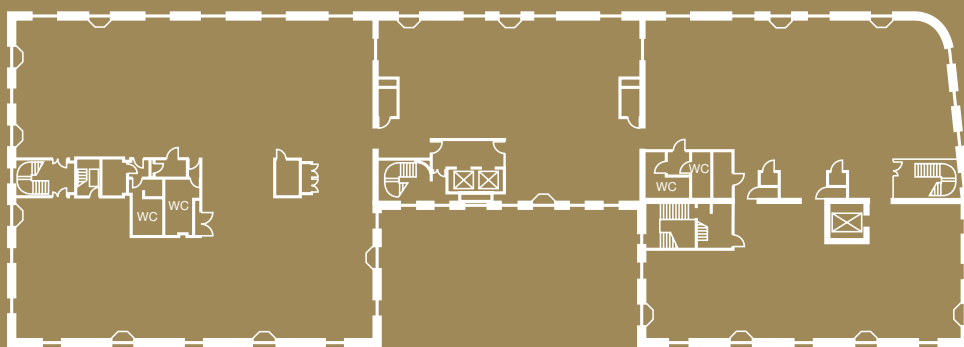
The fourth floor office comprises a net internal area of 17,965 sqft (1,669sqm) which can be sub-divided from 7,000 sqft (650sqm).

14 parking spaces are available with the accommodation.





STUNNING WATERFRONT ENVIRONMENT  
EXPOSED ORIGINAL FEATURES  
LARGE, FLEXIBLE FLOOR PLATES



SOUTH ZONE

CENTRE ZONE

NORTH ZONE

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7,000sqft to 17,965sqft  
(650sqm to 1,669sqm)

Typical floorplan: for reference only.





The product of a hugely successful regeneration in the 1980s, Albert Dock has become one of the country's most popular tourist and business destinations. With direct access to The Strand, Liverpool's main arterial thoroughfare, occupiers benefit from quick access across the region. With a high-speed rail link from Lime Street station you can be in London in just over two hours. James Street Merseyrail station lies within 500m of the Dock, the new Paradise Street Bus Interchange within 200m and John Lennon Airport is only 25 minutes away. Source: [www.theaa.com](http://www.theaa.com)

### Terms

The accommodation is available to let as a whole or part-floor basis by way of a new sublease(s) on terms to be agreed at a commencing rental of £13.00 psf.

### Legal Costs

Each party will be responsible for its own legal costs incurred in transactions.

### VAT

All prices are quoted free of but may be liable to VAT.

### Viewing

Strictly by appointment through the Liverpool office of CB Richard Ellis.

SUBJECT TO CONTRACT

### Contact

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For more information visit [www.atlanticpavilion.co.uk](http://www.atlanticpavilion.co.uk)



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