



Refurbished Offices To Let  
From 996 sqft (92.5 sqm)

## **CHURCH HOUSE**

1 HANOVER STREET  
LIVERPOOL L1 3DW

Adjacent to the John Lewis 'Gateway' to Grosvenor's Liverpool One



At the junction of Hanover Street and Paradise Street, adjacent to John Lewis, Church House lies at the Gateway to Liverpool One – Grosvenor’s spectacular 42 acre mixed-use scheme.

Liverpool One offers a huge variety of shops, restaurants, hotels and leisure facilities – creating a vibrant new commercial heart for the city. The QEII Law Courts and Castle Street are within a few hundred metres making Church House an ideal location for those seeking prestigious business accommodation in the city centre.

Merseytravel’s state-of-the-art bus exchange at Liverpool One is on the doorstep, Merseyrail Central Station and over 3,000 parking spaces are within 5 minutes easy walking distance.

Church House is an elegant four-storey Grade II listed building which has been carefully refurbished to provide high quality office accommodation on three upper floors.

#### SPECIFICATION

All suites incorporate:

- Comfort Cooling
- LG7 lighting
- Perimeter trunking
- Private kitchens & WCs

## ACCOMMODATION

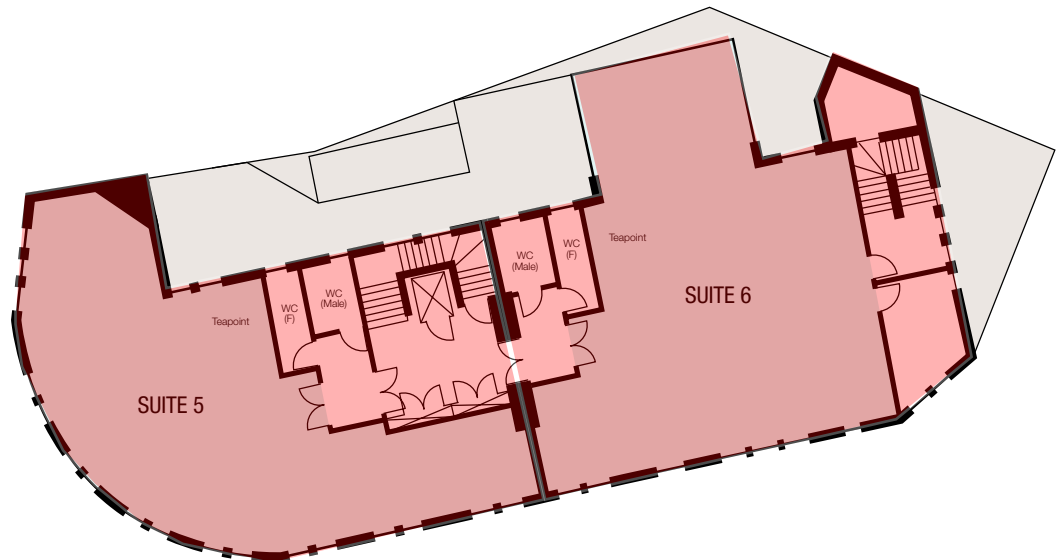
The following office suites will be available individually or in combinations to be agreed. All are measured on a net internal basis and are subject to verification.



### FIRST FLOOR

Suite 3 – 1,335 sqft  
Suite 4 – 1,564 sqft

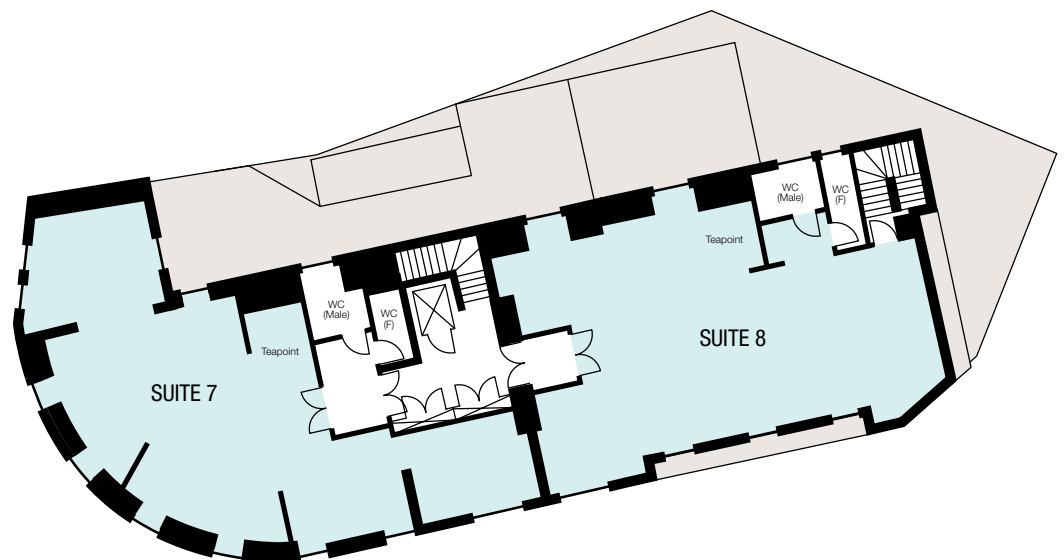
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### SECOND FLOOR

Suite 5 – 1,089 sqft  
Suite 6 – 1,384 sqft

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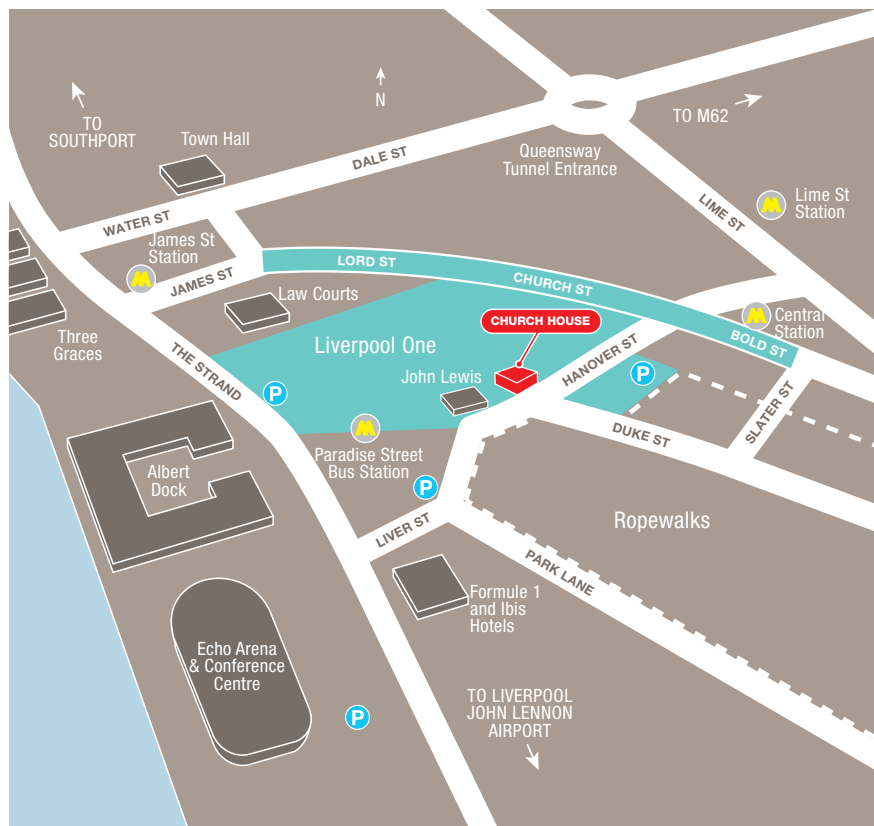


### THIRD FLOOR

Suite 7 – 996 sqft  
Suite 8 – 1,033 sqft



Clockwise from top right: Echo Arena & Conference Centre – 400 metres from Church House; Merseytravel's Paradise Street Bus Interchange – 50 metres; 553 space QPark – 100 metres; Bistro Franc – Ground floor of Church House.



## RATING

An assessment for the accommodation is not available. Prospective tenants should contact Liverpool City Council on 0151 233 3000 for more details.

## TERMS

New leases will be offered on effective full repairing and insuring terms, subject to agreement.

## CONTACT

For further information and viewing contact the joint agents:

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