

UNIT 1F/2F COLUMBUS QUAY LIVERPOOL



TO LET

PRESTIGIOUS WATERFRONT OFFICES
WITH 16 ON SITE CAR SPACES

181 SQ M (1950 sq ft) - 362.3 SQ M (3900 sq ft)

CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH



UNIT 1F & 2F COLUMBUS QUAY, LIVERPOOL

LOCATION

Columbus Quay occupies a commanding position fronting directly on to the banks of the River Mersey with expansive views of the Wirral Peninsula and Mersey Estuary beyond. Situated approximately two miles south of Liverpool City Centre, the area has seen dramatic change over recent years including major residential, leisure, car showroom and office developments. Local occupiers include Abbey National, Telewest ADT, Subway and Carphone Warehouse.

The new Brunswick Merseyrail station serves this expanding business community and is situated within close proximity.

DESCRIPTION

Unit 1F/2F Columbus Quay is a stunning property designed in an attractive Pavilion style with balconies overlooking the river.

The building comprises the very latest specification including:-

- + 3 compartment perimeter power trunking throughout.
- + Suspended ceilings incorporating Category II lighting .
- + 16 on site car parking spaces within a fully landscaped site.
- + Double glazed windows throughout.
- + Full on site 24 hour security.



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ACCOMMODATION

The subject accommodation has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

First floor offices	181 sq m	1,950 sq ft.
Ground floor	181 sq m	1,950 sq ft

TENURE

The premises will be made available on a new fully repairing and insuring lease for a term of years to be agreed.

RENTAL

£29,250 per annum exclusive per floor.

SERVICE / ESTATE CHARGE

A service charge will be levied to recover the cost of a fair proportion of the landlords services including cleaning and lighting of common parts, security, heating and maintenance of landscaping.

VAT

All rentals quoted are exclusive of, but may be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.



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VIEWING & FURTHER INFORMATION

For viewing and further information please contact Brian Ricketts, Hitchcock Wright & Partners.

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Details updated October 2008
Subject to Contract

