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**TO LET**

**NEWLY REFURBISHED OFFICES  
75 DALE STREET,  
NEW OXFORD HOUSE, LIVERPOOL**

OFFICES FROM 840 sqft (78.04 sqm)

TO 1,211 sqft (112.50 sqm)

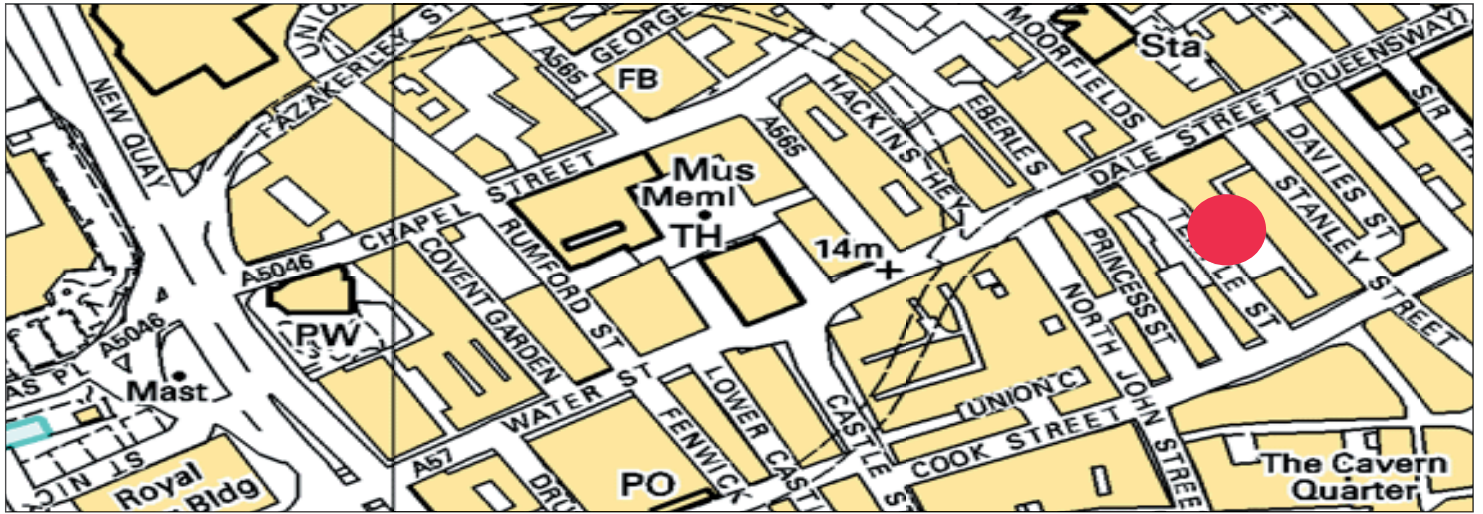
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**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners

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[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

# 75 DALE STREET LIVERPOOL



## LOCATION

The property is situated in a highly prominent location within the central business district close to the junction of Moorfields with Vernon Street and within easy access of all local amenities and public transport routes.

The immediate vicinity has been the subject of major infrastructure improvements together with significant redevelopment plans to the west and eastern ends of Dale Street.

## ACCOMMODATION

The second and fourth floor accommodation is basically rectangular in shape and has been tastefully refurbished with suspended VDU lighting, smooth plastered walls and carpeting. The property is centrally heated throughout and there is a 6 person passenger lift which serves all floors.

## PLANNING

The building is currently used for offices on the ground and upper floors within Class B1 of the Town and Country Planning Act Use Classes (as amended).

## FLOOR AREAS

Second Floor	112.5 sq m	(1,211 sq ft)
Fourth Floor	78.0 sq m	(840 sq ft)

## LEASE & RENTAL TERMS

Upon request.

## LEGAL / RENTAL COSTS

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

## VIEWING & FURTHER INFORMATION

For viewing and further information please contact Brian Ricketts

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Details Updated NOVEMBER 2010

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