

GEORGIA HOUSE

PALL MALL
LIVERPOOL



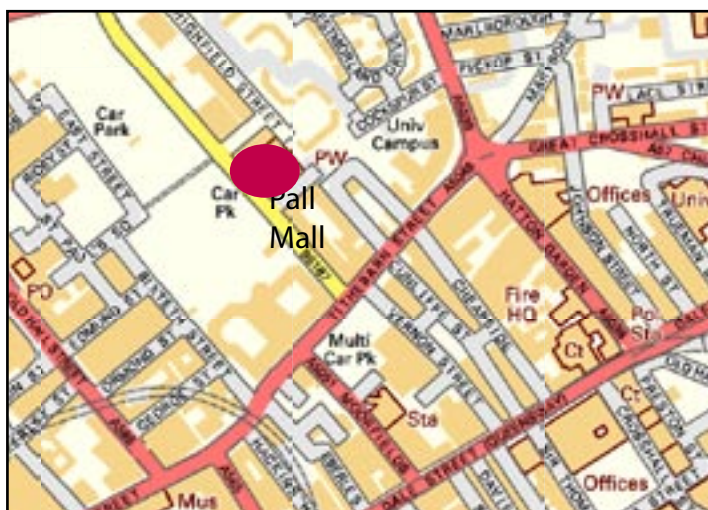
TO LET

ATTRACTIVE HQ STYLE OFFICE BUILDING
WITH ON SITE CAR PARKING
787.86 sqm (8,472 sqft)

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

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk

GEORGIA HOUSE LIVERPOOL



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LOCATION

The subject property is located on the easterly side of Pall Mall close to its junction with Prussia Street in a mixed commercial and residential area. The property is located on the fringe of the recognised central business core in what is essentially a secondary commercial office location. However, the immediate area in recent times has undergone comprehensive redevelopment incorporating many mixed use schemes including residential apartments and refurbished office accommodation.

ACCOMMODATION

The ground floor of the property comprises a principal reception area, further private and general office areas and a warehouse / production area which is situated to the rear of the

DESCRIPTION

The property comprises a late 19th Century building constructed in red pressed brick and is of traditional construction with a flat roof behind a parapet. The building has been comprehensively refurbished incorporating:-

- Double glazed window units throughout
- Central heating
- Full carpeting to the majority of areas
- Suspended ceilings with Category II VDU lighting
- Perimeter power throughout.

CAR PARKING

Secure car parking is situated to the rear of the ground floor for up to five vehicles.

FLOOR AREAS

We estimate the net internal area (excluding toilets) to be as follows:-

Ground floor offices	143.06 sq m (1540 sq ft)
Production / warehouse area	260.40 sq m (2803 sq ft)
Stores	19.88 sq m (214 sq ft)
First floor offices	363.71 sq m (3,915 sq ft.)
Total net lettable floor area	787.06 sq m (8,472 sq ft)

The aforementioned areas have been measured in accordance with the RICS Code of Measuring Practice (as amended).

RENTAL

£56,000 per annum exc.

LEASE

A new FR&I lease will be granted for a term of years to be agreed. The lease is to be excluded from S24-28 of The Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954 Part II.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

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

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Subject to Contract Details Prepared February 2009



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