

**TO LET
FULLY FURNISHED AND FITTED FIRST FLOOR
HORTON HOUSE
EXCHANGE FLAGS
LIVERPOOL , L2**

**715.05 SQ.M
(7,697 SQ.FT)**



SERVICE CHARGE

Under the terms of the existing lease the tenant is responsible for a fair proportion of the landlords outgoings in connection with the upkeep of the building including interalia, cleaning and lighting of common parts, lift maintenance, caretaking, internal heating, security etc.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of the assignment, and costs associated with obtaining consent to assign.

ACCOMMODATION

The subject suite has been tastefully refurbished to a high standard with a high quality contemporary reception area, fully glazed “polar” partitioning, meeting room with in built projection system, canteen/break out area and training rooms. The accommodation is fully wired for telecoms and data.

Specification

- VRV Fan coil heating and cooling system
- Raised access floors
- L67 compliant lighting
- New double glazed windows
- Comprehensively refurbished entrance lobby and common areas
- New passenger lifts
- New goods lift
- New WC's on each floor
- Fully DDA compliant
- 24 hour access
- Secure underground car parking available

LEASE

Our clients are seeking a assignment of their existing lease for a term expiring on the 9th November 2022. The lease incorporates a tenants option to break on 9th Novemeber 2017 (subject to 12 months written notice) Shorter subleases will be considered subject to further negotiation.



PASSING RENT
£125,856 pa exc

RATES
Parties should seek confirmation from the
relevant Rating Authority.

Hitchcock Wright
CHARTERED SURVEYORS & Partners

0151 227 3400

www.hitchcockwright.co.uk

VIEWING AND FURTHER INFORMATION
Strictly by appointment with the sole agent
BRIAN RICKETTS,
HITCHCOCK WRIGHT & PARTNERS

LIVERPOOL CITY CENTRE



LANDMARKS

- 01 PierHead - Three Graces
- 02 Liverpool Town Hall
- 03 Albert Dock
- 04 Victoria Monument
- 05 St John's Tower

HOTELS

- 04 Thistle Hotel
- 07 Malmaison
- 08 Crowne Plaza
- 09 Radisson SAS
- 10 The Racquets
- 11 Merritt
- 12 62 Castle Street

RETAIL & BANKS

- 13 Liverpool One Development
- 14 MET Quarter
- 15 Sainsbury's
- 16 Odbins
- 17 HalWest
- 18 HSBC
- 19 Barclays
- 20 Royal Bank of Scotland
- 21 Boots
- 22 Marks & Spencer
- 23 Cavern Walks

BARs, RESTAURANTS & CAFES

- 24 DnIpotts
- 25 Starbucks
- 26 Newz Bar
- 27 Piccolino
- 28 Eat Eat Eat
- 29 Mangle Toust

■ Business District

■ Retail District