

A STUNNING LOCATION WITHIN THE HEART OF LIVERPOOL'S BUSINESS AND RETAIL DISTRICT.

You'll love the location. Your staff will love it more. Your customers will think it's perfect.



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BE A PART OF THE NEW LIVERPOOL

Superb offices to let opposite the Liverpool One scheme



27,092 sq ft (2,517 sq m) of quality refurbished office accommodation on four floors. On site secure car parking spaces. Flexible, open plan environment with excellent natural light.



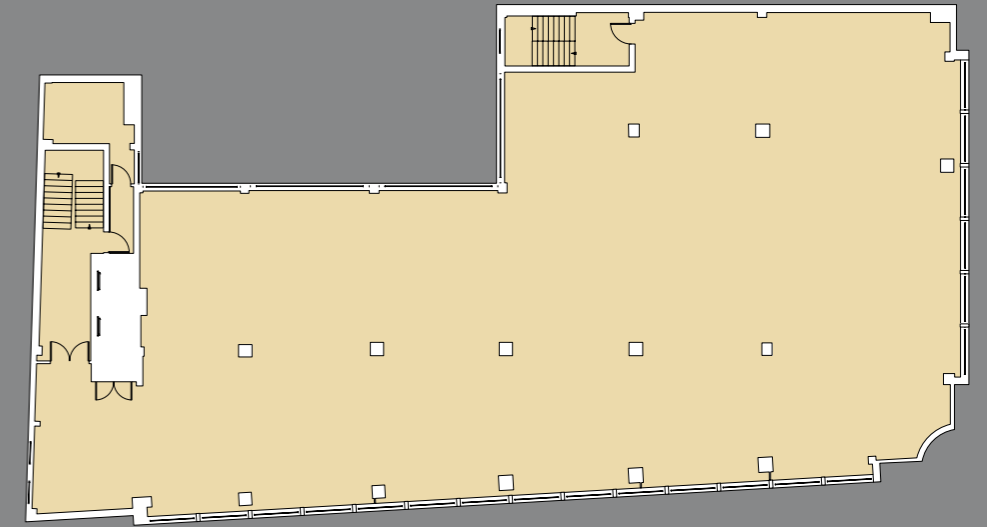
NEW BARRATT HOUSE  
47 North John Street

# Perfect floor plates and a great location

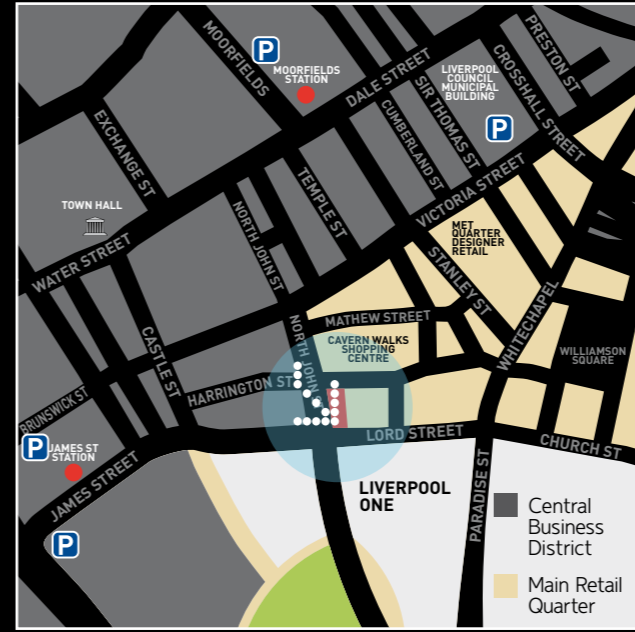


EACH OF THE FLOORS PROVIDE SPACIOUS FLEXIBLE FLOOR PLATES WITH EXCELLENT LEVELS OF NATURAL LIGHT.

FLOOR AREAS:	Sq ft	Sq M
1st Floor	6825	634
2nd Floor	6738	626
3rd Floor	6747	627
4th Floor	6782	630
<b>Total</b>	<b>27,092</b>	<b>2,517</b>



Typical floor plan



## DESCRIPTION

New Barratt House occupies a highly strategic location and sits at the intersection of the main retail and business quarters of the city.

The building's unique location at the junction of North John Street and Lord Street lies opposite the main entrance to the new Grosvenor Liverpool One retail scheme, which will provide unparalleled retail, leisure

and commercial facilities, including restaurants, shopping and offices.

New Barratt House is a striking four storey building with an imposing entrance directly off the North John Street thoroughfare. The extensively glazed elevations fronting North John Street and Lord Street are finished in Portland Stone and complemented with black marble panelled relief.

## LOCATION

The building enjoys very good transport links with 3 motorways serving the urban area – the M62 motorway 4.5 miles east via Edge Lane A5047, M58/M57 motorways 6 miles to the north via the A59, and the M53 motorway 3.5 miles west via the Mersey (Kingsway) tunnel.

There are direct rail links from Liverpool Lime Street to London Euston (2 hours, 8 minutes). These have

been significantly improved following investment in the West Coast main line.

The property lies within easy reach of the Merseyrail underground network.

## CAR PARKING

Dedicated on site car parking spaces are available.

## BASEMENT STORAGE

Available if required.

## ACCOMMODATION

A comprehensive refurbishment scheme has been undertaken, which includes:

- Feature reception
- New lifts and toilet areas
- New heating and radiator systems
- New ceilings with LG7 lighting
- New carpets and wall coverings

## RENTAL

Upon request.

## LEASE TERMS

The accommodation is available on a single or multiple floor basis incorporated under the terms of a new full repairing and insuring lease.

## SERVICE CHARGE

A service charge will be levied to cover the landlords provision of services for the building, including inter alia, cleaning and lighting of the common areas, lift maintenance, caretaking and security etc.

## VAT

All figures quoted will be subject to VAT at the prevailing rate.