

PEARL ASSURANCE HOUSE

Derby Square
Liverpool, L2 9XL



TO LET

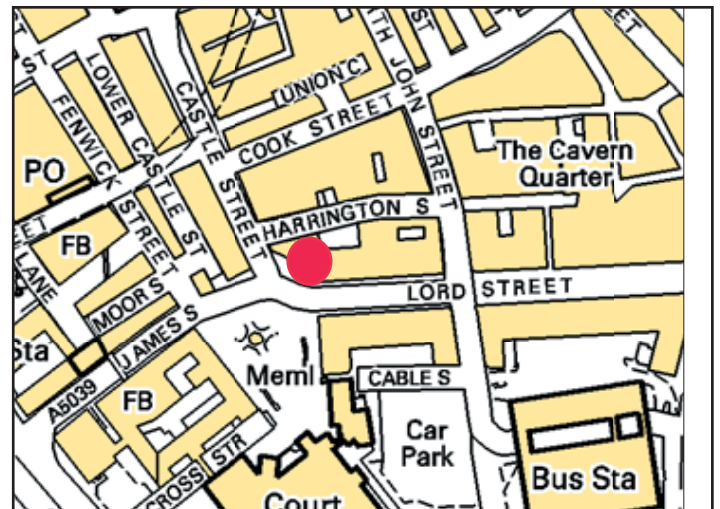
PART 4TH FLOOR - 7,721 SQ.FT. (717.3 SQ.M)

- CENTRAL LOCATION
- GROSVENOR'S LIVERPOOL ONE WITHIN 50M
- MERSEYTRAVEL'S JAMES STREET STATION 100M

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

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400

PEARL ASSURANCE HOUSE, DERBY SQUARE LIVERPOOL



LOCATION

Pearl Assurance House is situated on the corner of Lord Street and Derby Square, opposite the Queen Elizabeth II Law Court overlooking the landmark statue of Queen Victoria. At the heart of Liverpool's central business district, Pearl Assurance House offers occupiers immediate access to the prime office core and to Grosvenor's recently completed Liverpool One Retail & Leisure Scheme offering an unrivalled diversity of shopping, restaurant, bars and leisure facilities. Within a 100m walk lies Merseyrail's James Street Station, providing rail links to the Wirral Line, Northern Line and Main Line Rail Networks from Lime Street Station.

DESCRIPTION

Built in a Neo-Georgian design from a steel frame with Portland stone elevations, Pearl Assurance House is arranged in a half crescent layout.

Comprising ground and 4 upper floors the subject property provides various ground floor retail uses including Pret a Manger and O2, whilst the upper floors include various professional office occupiers including Exchange Barristers Chambers. The subject suite benefits from suspended ceiling, category II lighting, perimeter trunking and perimeter wall heaters and is also decorated and carpeted throughout. Each floor also benefits from various toilet and kitchen facilities.

ACCOMMODATION

The premises have been measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:-

7,721 sq ft (717.35 sq m)

SERVICES

The incoming tenant will be responsible for a fair proportion of the landlords usual outgoing to include inter alia heating, cleaning and lighting of the common parts and external repair and maintenance.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

LEASE TERMS

The subject accommodation will be made available by way of an assignment of our clients leasehold interest expiring on 14 November 2013 or alternatively sub-leases for shorter periods will be considered.

RENT

The current passing rent equates to £75,000 per annum exclusive.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Neil Kirkham, Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400

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E-mail: neilkirkham@hwandp.co.uk

Subject to Contract

Details Prepared October 2008

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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