

PORTER HOUSE
PORTER STREET
LIVERPOOL, L3 7BL



TO LET

HIGHLY ATTRACTIVE STUDIO STYLE OFFICES
WITH ON SITE PARKING
SECOND FLOOR

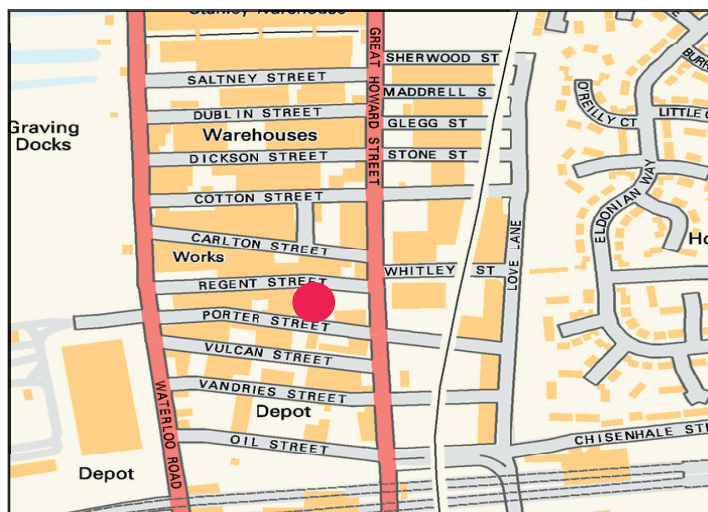
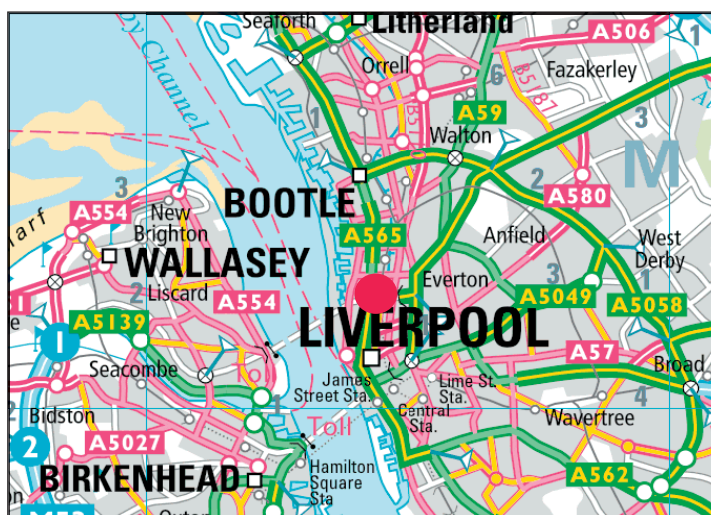
CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

0151 227 3400

www.hitchcockwright.co.uk

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SITUATION AND DESCRIPTION

Porter House is strategically placed close to Liverpool City Centre with excellent communication links. By bus, car or train. The building is located close to the junction of Great Howard Street with Porter Street.

DESCRIPTION

Porter House is an attractive 3 storey property constructed around the turn of the 19th Century.

The building has been tastefully improved over recent years with the introduction of UPVC double glazing and an attractive new entrance.

ACCOMMODATION

The second floor suite has a dual approach via the main front entrance or the main car park to the rear.

The suite itself has the benefit of the following:-

- * UPVC Double Glazing throughout
- * Cat II VDU Lighting
- * 2 Self contained private offices
- * Tea point
- * Self contained WC's

FLOOR AREA

135 Square Metres (1,455 Square Feet)

RENTAL

£9,000 pa (Includes Rates and Service Charge)

LEASE TERMS

Flexible lease terms are available from 12 months. Longer terms are available subject to negotiation.

EPC

A EPC Certificate has been commissioned. Full information available upon request.

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

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

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: brianricketts@hwardp.co.uk

Subject to Contract

Details Prepared OCTOBER 2011

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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