

urbansplash

5-11 Slater Street

Ropewalks

Liverpool



**Office / retail / leisure
to let**
72 sq ft - 817 sq ft

One of the first buildings acquired by Urban Splash, 5-11 Slater Street provides retail and

office accommodation for small businesses in one of the busiest parts of Liverpool city centre.

**Hitchcock Wright
& Partners**
CHARTERED SURVEYORS
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0333 666 0000
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www.urbansplash.co.uk/projects/slater-street-5-11



Exterior of 5-11 Slater Street



Interior of 5-11 Slater Street

5-11 Slater Street Liverpool L1 4BW

Since the early 1990's, 5-11 Slater Street has developed along with the changing face of the Ropewalks and its recent refurbishment has delivered a greater mix of space. There are eight ground floor retail units which benefit from a strong street presence and there are also 24 offices with high quality finishes on the upper floors.

Location

5-11 Slater Street lies at the centre of the creative heart of Liverpool and is also just off Bold Street - one of Liverpool's busiest shopping streets. It accompanies a number of other successful Urban Splash mixed use schemes including Tea Factory, Vanilla Factory and Concert Square.

Public transport is easily accessible with Central Station, Lime Street Station and the bus station all within a few minutes walk. There are numerous public car parks in the vicinity for both short stay and contract parking.

» [Click here to see location map](#)



Specification

Finishes, fixtures and fittings

- Office units include laminate flooring and feature uplighting, whilst also benefitting from excellent natural light
- Office units have secure door entry system
- Retail/leisure units include electric roller shutters

Services

- Office units offer 24 hour access, seven days a week
- Office units are fitted with digital CCTV
- Additional storage space is available to rent at basement level for retail/leisure units

Common areas

- Retail/leisure units have communal facilities
- Kitchen facilities
- Shared toilets on each floor

Floor areas

Unit number	Area (Sq ft)	Area (Sq m)
Ground floor		
1	273	25
1a	208	19
2	650	60
3	793	74
4	120	11
5	540	50
6	817	76
7	717	67

First floor		
146	121	11
147	118	11
148	85	8
149	172	16
151	268	25
152	386	36
153	170	16
154	380	35
155	168	16
156	361	34
157	72	7
158	789	73
159	214	20

Second floor		
247	210	20
248	138	13
249	161	15
250	204	19
252	367	34
253	188	17
254	380	35
255	180	17
256	343	32
259	125	12
261	99	9

Basement		
BA1	592	55
BA2	538	50
BA3	270	26
BA4	300	28

Existing tenants include:

Rachel Lucy Carter Somers, Probe Records, 3B Records, Ray Charnock Tattoo Parlour, Easinax, Hardman Pizza, Snap Shots, Advanced Counseling, Simon Marsh, Challenge Interactive, Driver Training Ltd, Ultima Security Ltd, Adam Wright & Owen Williams, Target ICT, Shove Media Ltd, Stuart Glen Get On It, Snook Architects, John Aycliffe.

Floor plans



Ground floor



First floor



Second floor



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Storage space 5-11 Slater Street - Available to let

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Exterior of 5-11 Slater Street

1,908 sq ft of basement storage space available in the heart of the Ropewalks area. Ideal for storing your archive boxes, shop wares or record collection. Spaces are available for existing or new tenants. Can be let as a whole or secure individual units from 208 sq ft.

Address 5-11 Slater Street
Liverpool
L1 4BW

Unit	Area [Sq ft]	Area [Sq m]	Licence fee [monthly]	Licence fee [annual]
1A	208	19	£150	£1,800
BA1	592	55	£250	£3,000
BA2	538	50	£200	£2,700
BA3	270	26	£113	£1,356
BA4	300	28	£125	£1,500

Notes - Electricity and rates included in licence fee

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SLATER STREET			
SUITE	SIZE (sq ft)	RENT (pcm)	RENT (per annum)
149	172	315	3780
152	386	675	8100
154	380	665	7980
155	168	310	3720
157	72	120	1440
159	214	395	4740
248	138	242	2904
249	161	282	3384
250	204	375	4500
254	380	618	7410
255	180	315	3780
256	343	560	6720

- Available only on 12-month licence with 4 weeks notice to quit
- All inclusive rent package includes rent, service charge, business rates and utilities – i.e. everything except phone line
- 1 Month rent deposit
- Licence fee excludes VAT



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