

21 TEMPLE STREET
LIVERPOOL, L2 5RH



TO LET

SELF CONTAINED OFFICE BUILDING
WITHIN A TASTEFULLY CONVERTED PERIOD
WAREHOUSE

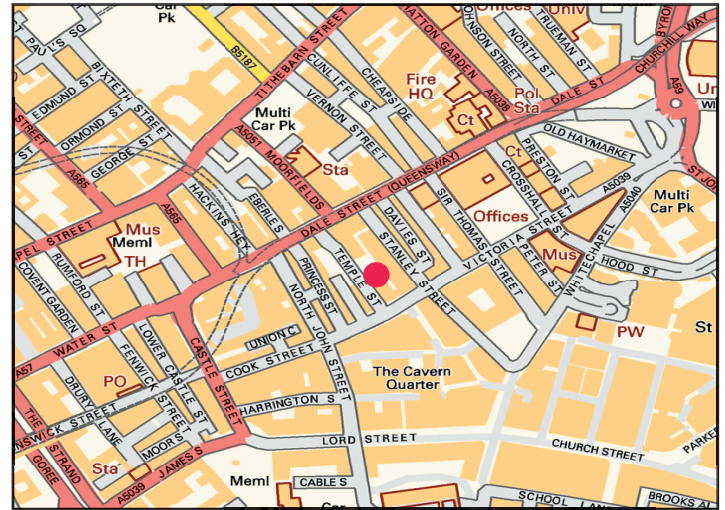
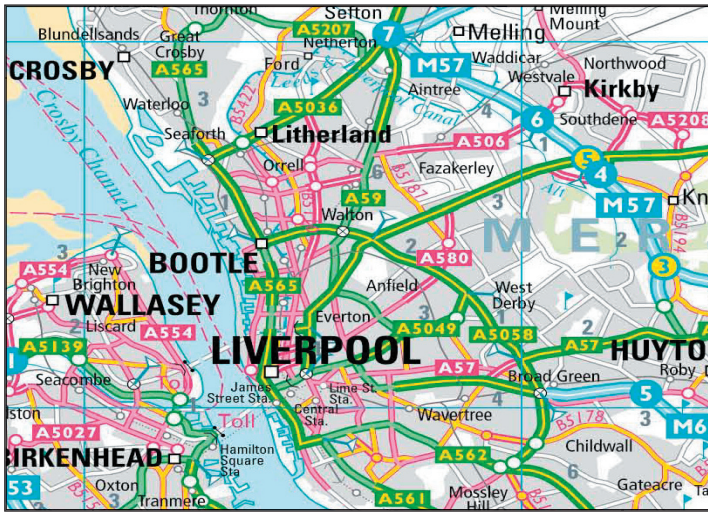
1,321 SQFT (122.7 SQM)

FLEXIBLE LEASE TERMS FROM 12 MONTHS

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



21 TEMPLE STREET, LIVERPOOL, L2 5RH



SITUATION AND DESCRIPTION

The property is situated within the heart of the City Centre business district.

21 Temple Street is close to it's junction with Victoria Street with a principal access onto the Temple Street thoroughfare.

A former warehouse building 21 Temple Street has been tastefully and sympathetically converted to provide contemporary office accommodation of the highest quality.

Principal features include:

- * Fully fitted reception area.
- * Flexible open plan accommodation
- * Fully self contained W.C accommodation
- * Excellent natural light
- * Feature lighting throughout
- * Basement storage

FLOOR AREA

Ground Floor	78.8 Sq M (849 Sq Ft)
Basement	43.8 Sq M (472 Sq Ft)
TOTAL	122.6 Sq M (1,321 Sq Ft)

RENTAL

£9,750 per annum exclusive.

SERVICE CHARGE

A service charge will be levied to recover a fair proportion of the landlord's outgoings in connection with the upkeep of the building, including interalia, building insurance, refuse collection etc.

LEASE TERMS

Flexible short term leases available from 12 months duration. Longer term leases available subject to negotiation.

RATEABLE VALUE

£7,600

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the transaction together with 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@hwandp.co.uk

Details Prepared FEBRUARY 2012

Subject to Contract

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.

www.hitchcockwright.co.uk

