

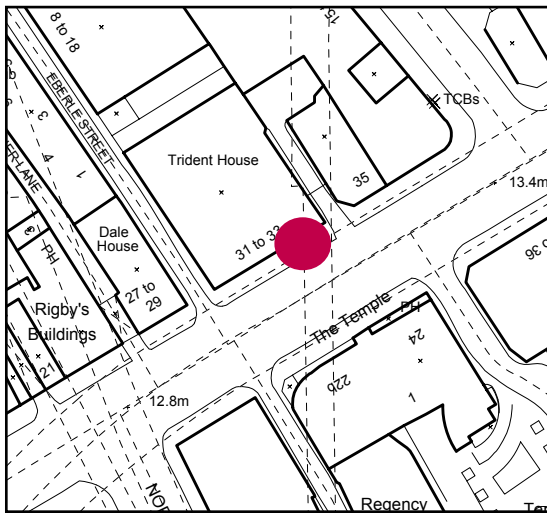
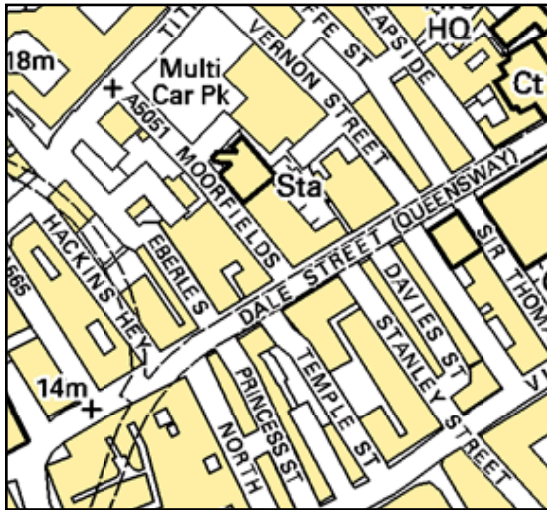
TO LET



TRIDENT HOUSE
31 DALE STREET
2ND FLOOR OFFICE ACCOMMODATION
111 SQ M (1195 SQ FT)

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

TRIDENT HOUSE 31 DALE STREET LIVERPOOL



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LOCATION

Trident House is situated in a prime position on Dale Street close to the Town Hall and Castle Street. It is located within the prime Central Business District and Moorfields Station on the Merseyrail System which is within a few hundred yards. Ample car parking is available nearby including the NCP Car Park at Moorfields providing 540 spaces.

ACCOMMODATION

The accommodation is basically rectangular in shape and is accessed via an independent entrance directly off the Dale Street thoroughfare. Externally, the accommodation open plan in design and incorporates the following features:-

- Full carpeting • LG7 lighting • Perimeter power trunking • Excellent natural light • Full central heating.

FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

2nd floor

111 sq m (1195 sq ft.)

TENURE

The property is available on a new FRI lease for a term to be agreed.

RENT

£15,535 per annum exclusive

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

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