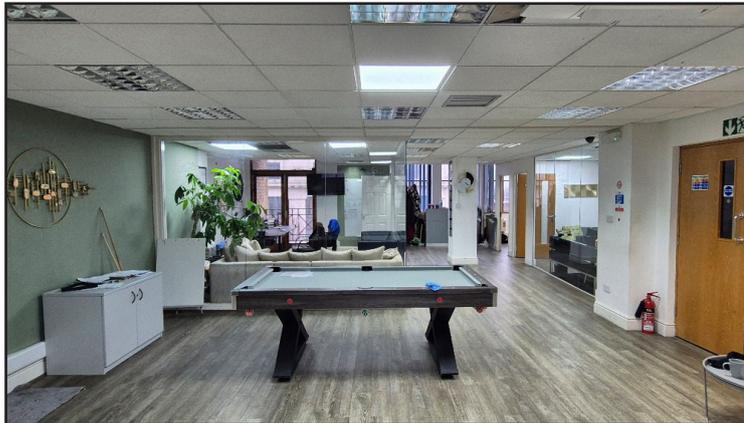


TO LET

- Attractive Self-Contained Office Accommodation
- Third Floor Office Accommodation
- 1,651 sq.ft. (153.4 sq.m.)

£21,000 per annum



Beetham House, 59-61 Tithebarn Street, Liverpool L2 2SB

LOCATION

Beetham House is situated in a prominent position on Tithebarn Street in Liverpool city centre. The property benefits from excellent transport links with James Street Station and Moorfields Station both within walking distance, providing Merseyrail services across the Liverpool city region. The area benefits from comprehensive bus services along Tithebarn Street and nearby routes, with multiple public car parking facilities within walking distance including Q-Park Liverpool One and NCP car parks.

The location is within close proximity to Liverpool ONE shopping district, the commercial quarter and the waterfront, providing occupiers with access to the full range of city centre facilities whilst maintaining a prominent commercial address.

DESCRIPTION

Beetham House is a period building that has been refurbished to provide modern office accommodation whilst retaining its architectural character. The building provides self-contained office accommodation arranged over multiple floors, each providing flexible workspace for a variety of office uses. The property benefits from a communal entrance serving all occupiers, with lift access to all floors.

THIRD FLOOR SUITE

The third-floor office suite provides self-contained accommodation with its own W/C facilities comprising an open plan workspace with multiple glass partitioned meeting rooms, a private balcony, and a fitted kitchenette with appliance space. The space benefits from excellent natural light from the large period windows, while the layout provides flexible accommodation suitable for a variety of office uses.

FLOOR AREA

We have measured the premises in accordance with the RICS Code of measuring Practice (6th Edition) and provide the following approximate areas:

Third Floor Office Suite	1,651 sq.ft.	153.38 sq.m.
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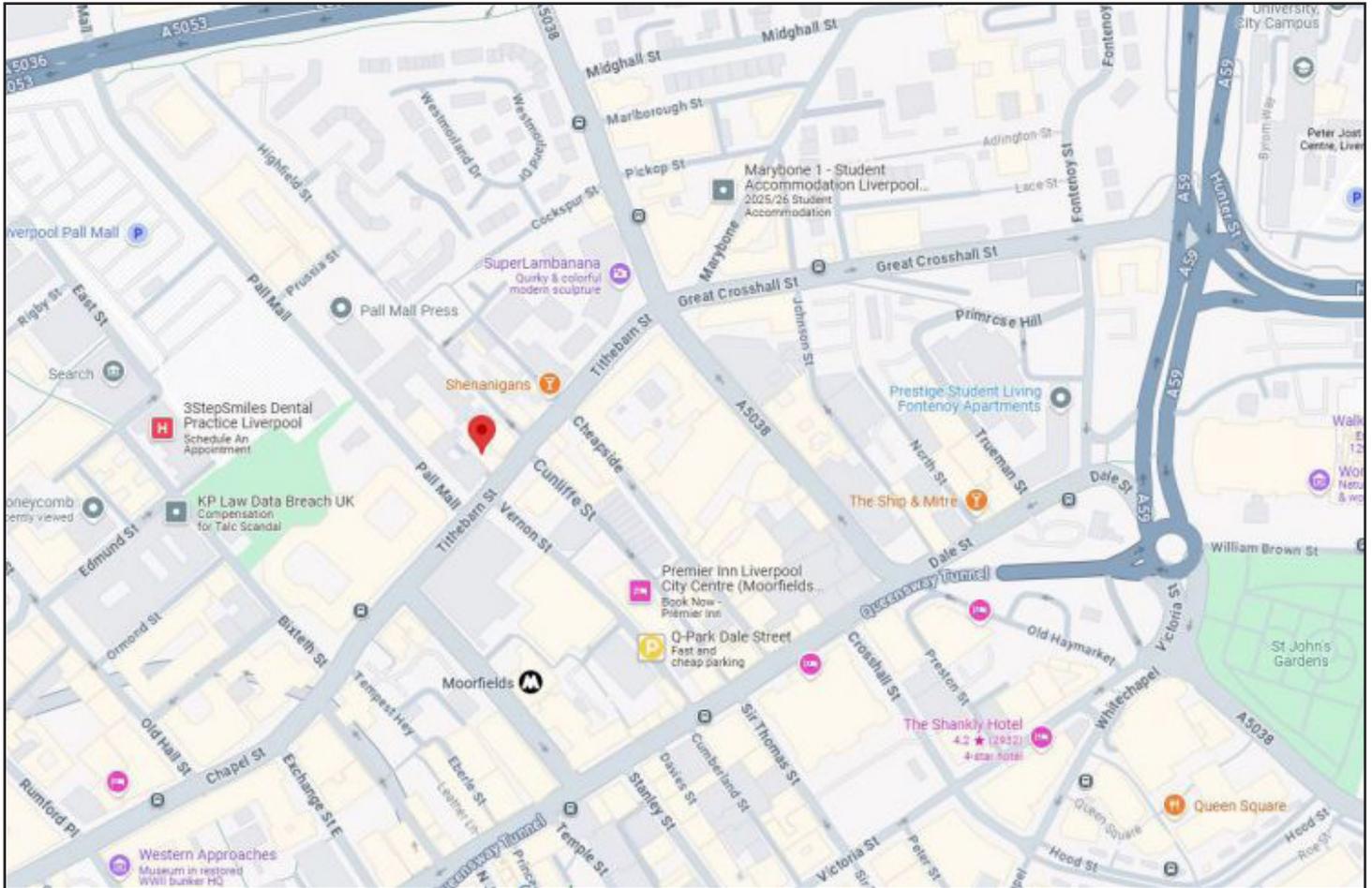
RENT

£21,000 per annum.

SERVICE CHARGE

Service charge information available upon request.

Beetham House, 59-61 Tithebarn Street, Liverpool L2 2SB



KEY FEATURES

Key features include:

- Self-Contained Third Floor Office Suite
- Open Plan
- Glass Board Room
- 2 Private Offices
- Fitted Kitchenette With Appliance Space
- Air Conditioning
- Communal Entrance with Lift Access
- Intercom System
- Private Balcony
- Period Building With Character Features
- Liverpool City Centre Location

EPC

TBC

VAT

All prices, outgoing and rentals are quoted free of, but maybe subject to VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Brian Ricketts or Sam Pearce of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: brianricketts@hwardp.co.uk
[sampearce@hwardp.co.uk](mailto:sampearse@hwardp.co.uk)

Subject to Contract

Details prepared February 2026

