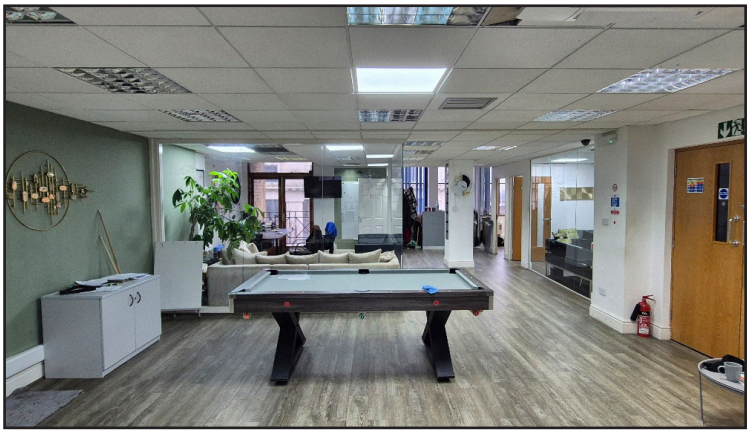
TO LET

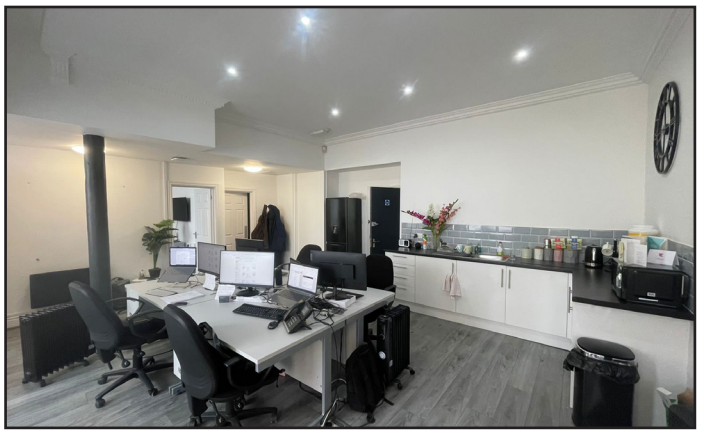
- Attractive Self-Contained Office Accommodation
- First & Third Floor Office Accommodation
- 774 sq.ft. (71.91 sq.m.)
- 1,651 sq.ft. (153.4 sq.m.)

Hitchcock Wright & Partners
CHARTERED SURVEYORS

RENTAL ON APPLICATION







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.

FIRST FLOOR SUITE

The first-floor office suite provides self-contained accommodation, flexible office space suitable for open plan or partitoned office use. The space includes a fitted kitchenette, W/C facilities and a private balcony.

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:

First Floor Office Suite	774 sq.ft.	71.91 sq.m.
Third Floor Office Suite	1,651 sq.ft.	153.38 sq.m.

RENT

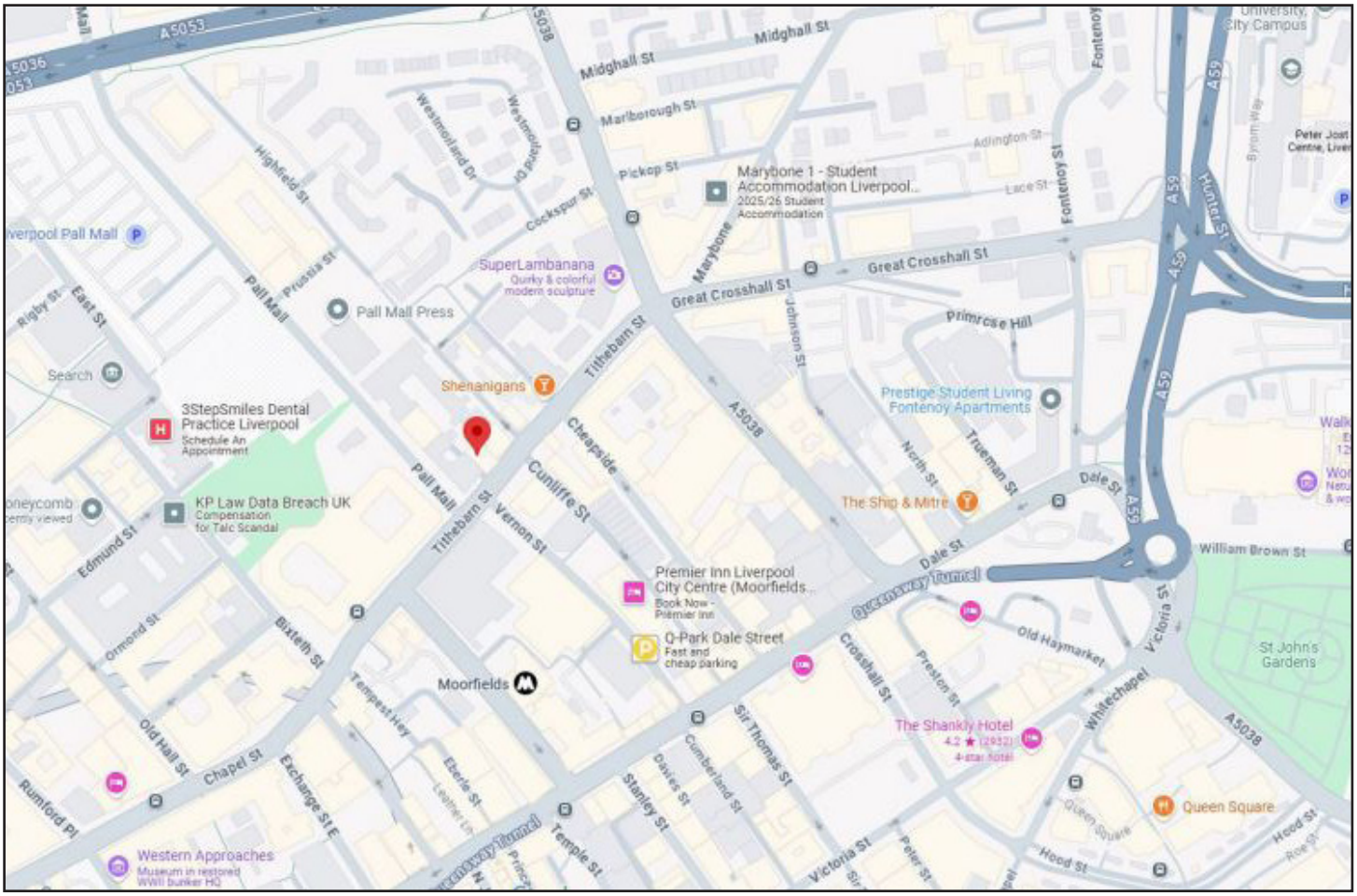
Rental on Application

SERVICE CHARGE

Service charge information available upon request.

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.

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



KEY FEATURES

Key features include:

- Self-Contained Office Suites
- Open Plan
- Glass Board Room (third floor)
- 2 Private Offices (third floor)
- 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, outgoings and rentals are quoted free of, but maybe subject to VAT at the prevailing rate.

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@hwandp.co.uk
sampearce@hwandp.co.uk

Subject to Contract

Details Updated November 2026

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