

# TO LET WAREHOUSES AND OFFICES

Prominent Building in Liverpool's Baltic Triangle

12,520 sq.ft. (1,163 sq.m.)

Hitchcock Wright  
CHARTERED SURVEYORS & Partners

RENT ON APPLICATION



## 48/60 BRIDGEWATER STREET, LIVERPOOL L1 0AY

### LOCATION

The property is located on the corner of Bridgewater Street and Simpson Street in The Baltic Triangle area of Liverpool. The Baltic Triangle is Liverpool's vibrant creative district, a former industrial area south of the City Centre transformed into a hub of independent businesses, tech companies, street art, trendy bars, food markets and live music venues.

The property is located approximately half a mile from Liverpool One and to the Albert Dock.

### DESCRIPTION

The property is a traditional brick built industrial unit split between two interconnecting sections, 48-54 Bridgewater Street and 56-60 Bridgewater Street.

There is a two storey office section to the front of 56-60 Bridgewater Street with reception on the ground floor and an open plan office area to the first floor.

The eaves height in the warehouse areas is 4.4 metres and 5.8 metres. Vehicle access is via three roller shutter loading doors.

The property would be suitable for a variety of uses including

commercial and leisure, subject to head landlord and planning consent.

### ACCOMMODATION

Measured on a gross internal area basis the property extends to:

Warehouse 1	3,622 sq.ft.	( 336.5 sq.m.)
Offices	1,727 sq.ft.	( 160.4 sq.m.)
Warehouse 2	7,171 sq.ft.	( 666.2 sq.m.)
<b>TOTAL</b>	<b>12,520 sq.ft.</b>	<b>(1163.1 sq.m.)</b>

### BUSINESS RATES

The property has been assessed as having a Rateable Value of £58,000.

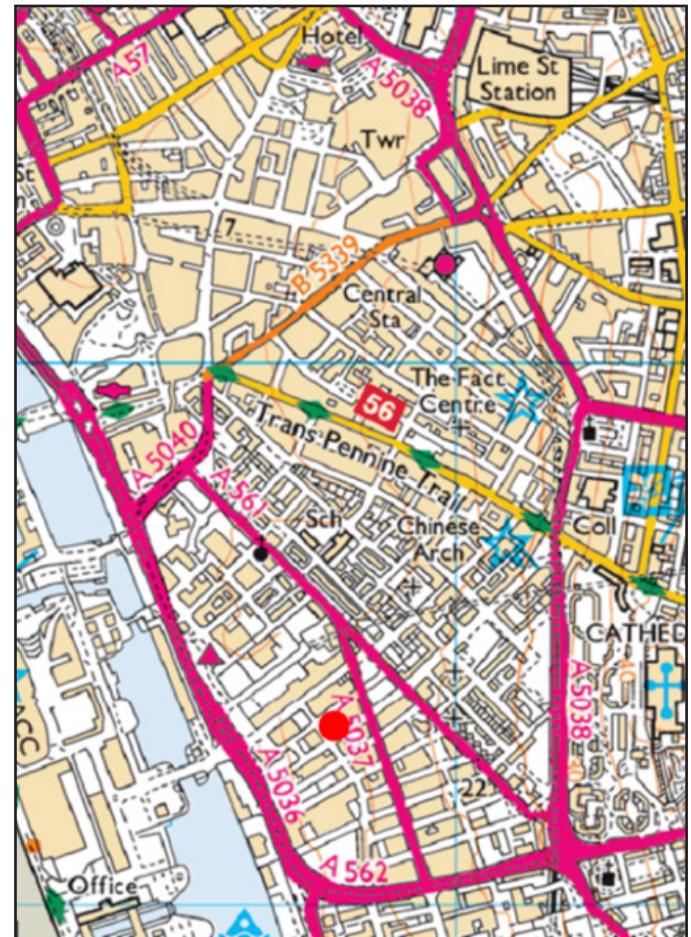
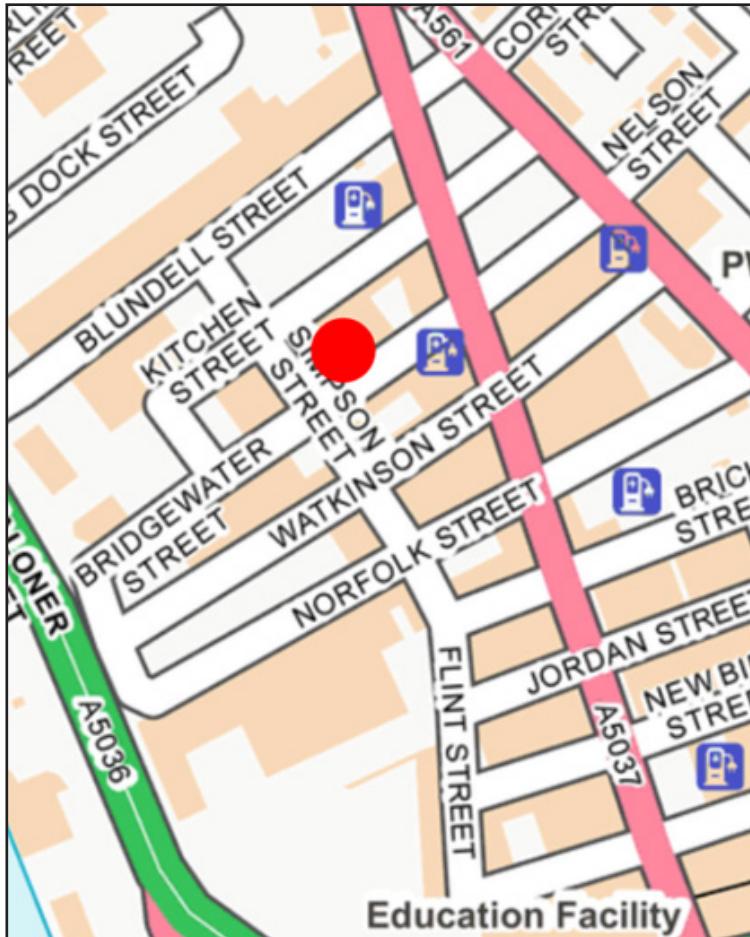
### VAT

Unless otherwise stated all figures quoted will be subject to VAT at the prevailing rate.

### ENERGY PERFORMANCE CERTIFICATE

An EPC is being commissioned and will be available upon request.

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### RENT

Upon application.

### LEASE TERMS

The property is currently held by way of an overriding lease which expires on the 30th September 2056.

The property is available on a sub-lease for a term of years and at a rental to be agreed.

Consideration maybe given to subdivision of the property.

### 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 Nick Harrop of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: [nickharrop@hwandp.co.uk](mailto:nickharrop@hwandp.co.uk)

Subject to Contract

Details Prepared January 2026

