

TO LET

Refurbished Offices
Final Suites Remaining on
1st/2nd Floor
1,335 - 1,384 sq.ft.
(124.1 sq.m. - 128.32 sq.m.)

CHURCH HOUSE
1 HANOVER STREET
LIVERPOOL
L1 3DW



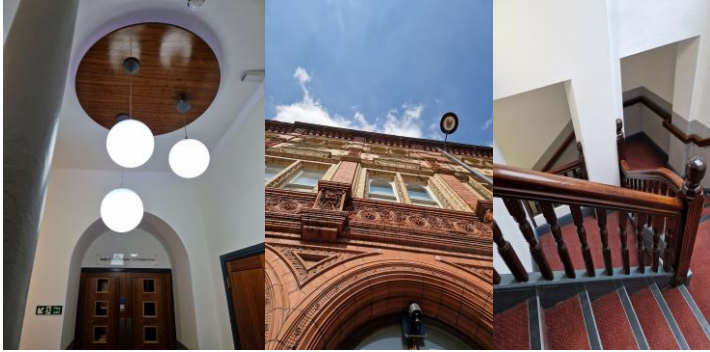


SITUATION

Liverpool One offers a huge variety of shops, restaurants, hotels and leisure facilities - creating a vibrant new commercial heart for the city. The QEII Law Courts and Castle Street are within a few hundred metres making Church House an ideal location for those seeking prestigious business accommodation in the city centre.

Merseytravel's state-of-the-art bus exchange at Liverpool One is on the doorstep, Merseyrail Central Station and over 3,000 parking spaces are within 5 minutes easy walking distance.





ACCOMMODATION

Church House is an elegant four-storey Grade II listed building which has been carefully refurbished to provide high quality office accommodation on three upper floors.

FLOOR AREAS

First Floor Suite 3	124 sq.m.	1,335 sq.ft.
Second Floor Suite 6	128.62 sq.m.	1,384 sq.ft

SPECIFICATION

All suites incorporate:

- Comfort Cooling
- LG7 Lighting
- Perimeter trunking
- Private kitchens & WC's



RENTAL

Upon Request

LEASE TERMS

Flexible lease terms available for a term to be agreed subject to further negotiations.

RATING

An assessment for the accommodation is not available. Prospective tenants should contact Liverpool City Council on 0151 233 3000 for more details.

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.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of the lease and any stamp duty thereon.

VAT

VAT will apply at the prevailing rate.



CONTACT/VIEWING

For any further information please contact Hitchcock Wright & Partners

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www.hitchcockwright.co.uk



Details prepared April 2023