

FOR SALE

Prime Freehold Office
Headquarters.
Prestigious waterfront
location with 22 on site car
parking spaces

**UNIT 1F,
COLUMBUS QUAY,
LIVERPOOL**
5,850 sqft (543 sqm)

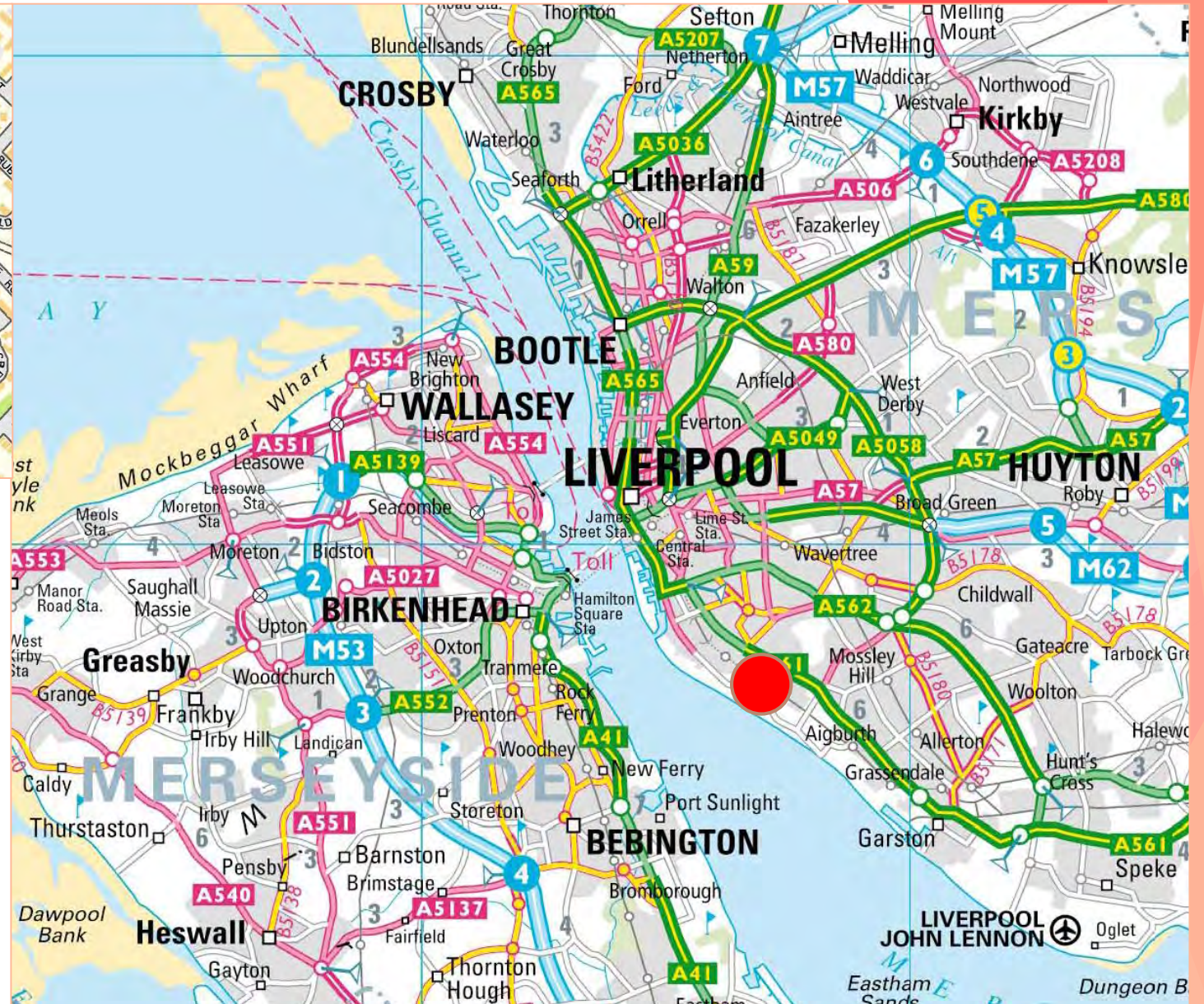


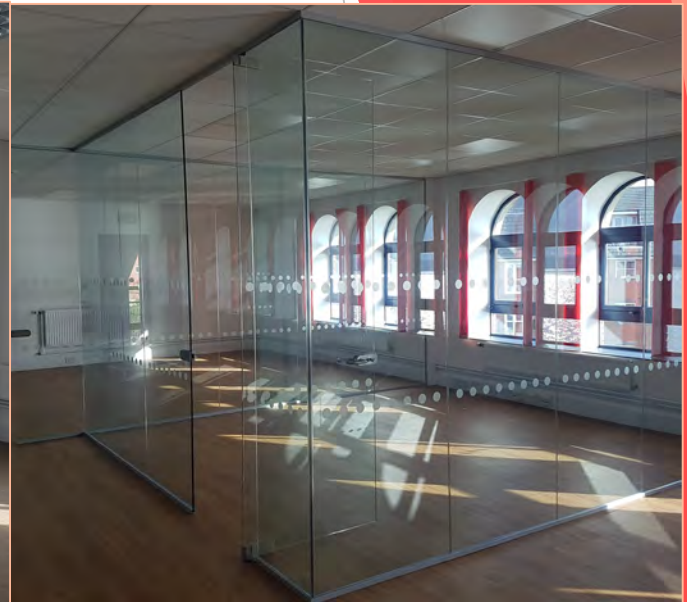


LOCATION

Columbus Quay occupies a commanding position fronting directly on to the banks of the River Mersey with expansive views of the Wirral Peninsular and Mersey Estuary beyond. Situated approximately two miles south of Liverpool City Centre, the area has seen dramatic change over recent years including major residential, leisure, car showroom and office developments. Local occupiers include Abbey National, Telewest ADT, Subway and Carphone Warehouse.

The new Brunswick Merseyrail station serves this expanding business community and is situated within close proximity.



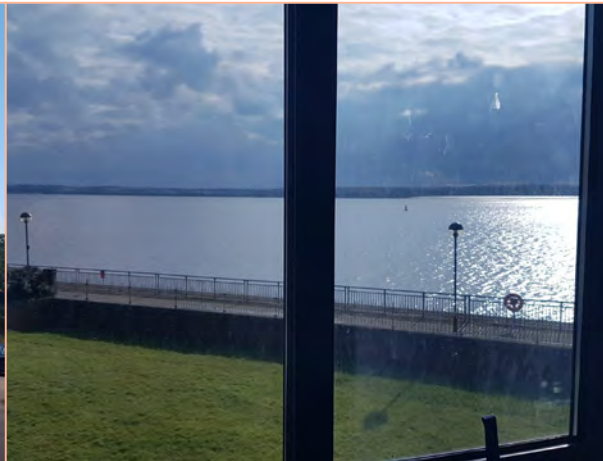


DESCRIPTION

Unit 1F Columbus Quay is a stunning property designed in an attractive Pavilion style with balconies overlooking the river. The common areas of the building have recently been fully refurbished to open plan and comprise the following:-

- + Re-decorated and re-carpeted
- + 3 compartment perimeter power trunking throughout.
- + Suspended ceilings incorporating Category II lighting .
- + 22 on site car parking spaces within a fully landscaped site.
- + Double glazed windows throughout.
- + Full on-site 24-hour security.





TENURE

Freehold

SERVICE / ESTATE CHARGE

A service charge will be levied to recover the cost of a fair proportion of the landlords services including cleaning and lighting of common parts, security, heating and maintenance of landscaping.

ACCOMMODATION

The subject accommodation has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Ground Floor	1,950 sq.ft.	181 sq.m.
First Floor	1,950 sq.ft.	181 sq.m.
Second Floor	1,950 sq.ft.	181 sq.m.
Total	5,850 sq.ft.	543 sq.m.

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.

PRICE

£600,000

VAT

We are informed that the property is has not been elected for VAT.

LEGAL COSTS

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

CONTACT/VIEWING

For any further information please contact the sole agents Hitchcock Wright & Partners

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Hitchcock Wright
& Partners
CHARTERED SURVEYORS

