

PRIME FREEHOLD OFFICE HEADQUARTERS UNIT 1F, COLUMBUS QUAY, LIVERPOOL



FOR SALE

PRESTIGIOUS WATERFRONT OFFICE LOCATION
WITH 22 ON SITE CAR SPACES
5,850 sq ft (543 sqm)

CONTACT HITCHCOCK WRIGHT
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UNIT 1F COLUMBUS QUAY, LIVERPOOL

LOCATION

Columbus Quay occupies a commanding position fronting directly on to the banks of the River Mersey with expansive views of the Wirral Peninsula 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 Mersey rail 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.

PRICE

£600,000.



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

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.

VAT

All rentals quoted are exclusive of, but may be subject to VAT at the prevailing rate.

LEGAL COSTS

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



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VIEWING & FURTHER INFORMATION

For viewing and further information please contact Brian Ricketts, Hitchcock Wright & Partners.

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Details updated November 2018

Subject to Contract



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