

# TO LET

Prestigious Self-Contained  
Waterfront Office Building  
With 22 on-site car parking  
spaces

Ideal Headquarters Opportunity  
Fully Refurbished, Networked  
and Carpeted  
5,850 sq.ft. (543.47 sq.m.)

**UNIT 1F**

**COLUMBUS QUAY**

**LIVERPOOL**

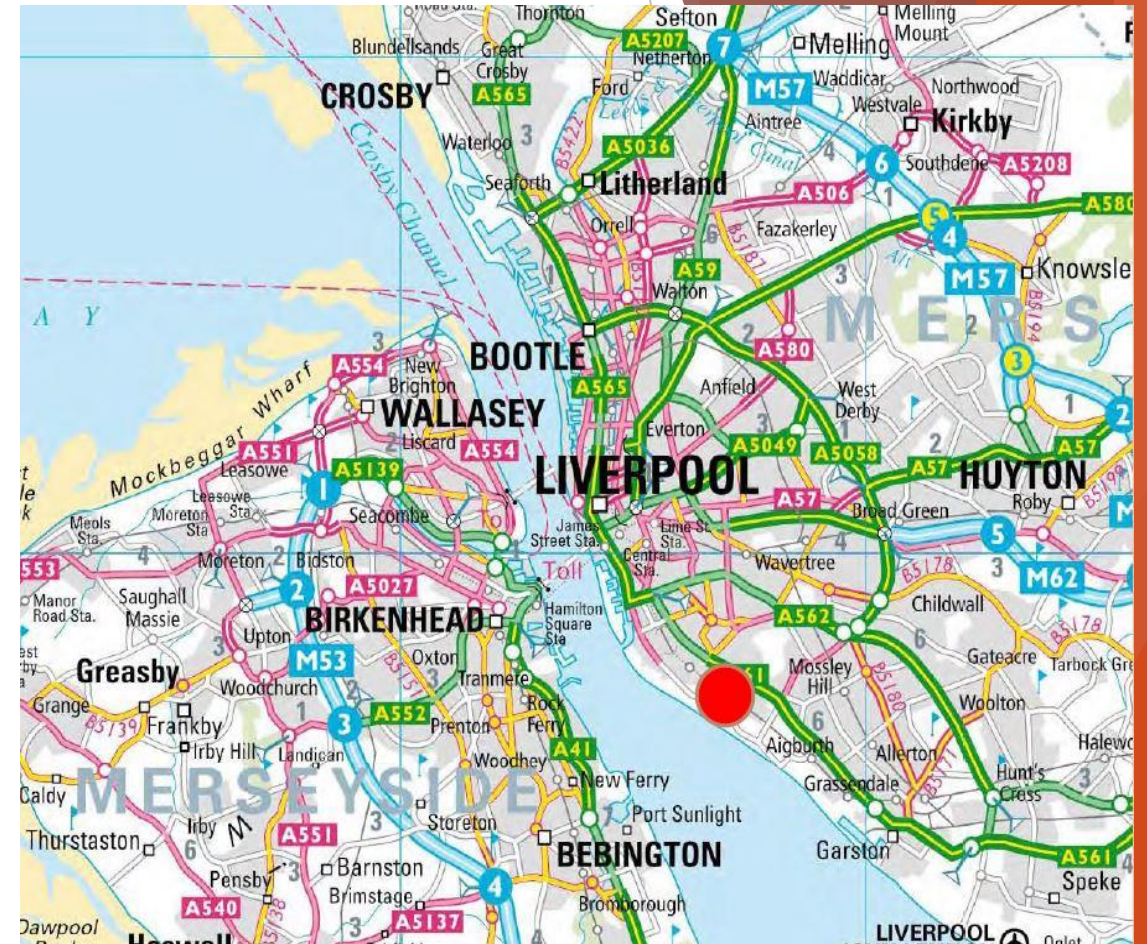
**L8 7NN**





## 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.





## DESCRIPTION

Unit 1F Columbus Quay is a stunning property designed in an attractive Pavillion 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 incorporation Category II lighting
- 22 on-site car parking spaces within a fully landscaped site
- Double glazed windows throughout
- Full on-site 24 hour security

## ACCOMMODATION

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.
<b>Total</b>	<b>543 sq.m.</b>	<b>5,850 sq.ft.</b>



## RENTAL

Upon Request

## 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.

## LEASE TERMS

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

## EPC

TBC

## 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

[brianricketts@hwandp.co.uk](mailto:brianricketts@hwandp.co.uk)

0151 227 3400

[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)



Details prepared April 2023