

TO LET (BY WAY OF ASSIGNMENT)

Highly Attractive Small Office Suite
Fully Inclusive of
Rent, Service Charge, Electricity
Charges, Other Utility Charges and
Buildings Insurance

357 sq.ft. (33.16 sq.m.)

**SUITE 118
COTTON EXCHANGE
OLD HALL STREET
LIVERPOOL
L3 9LQ**



LOCATION

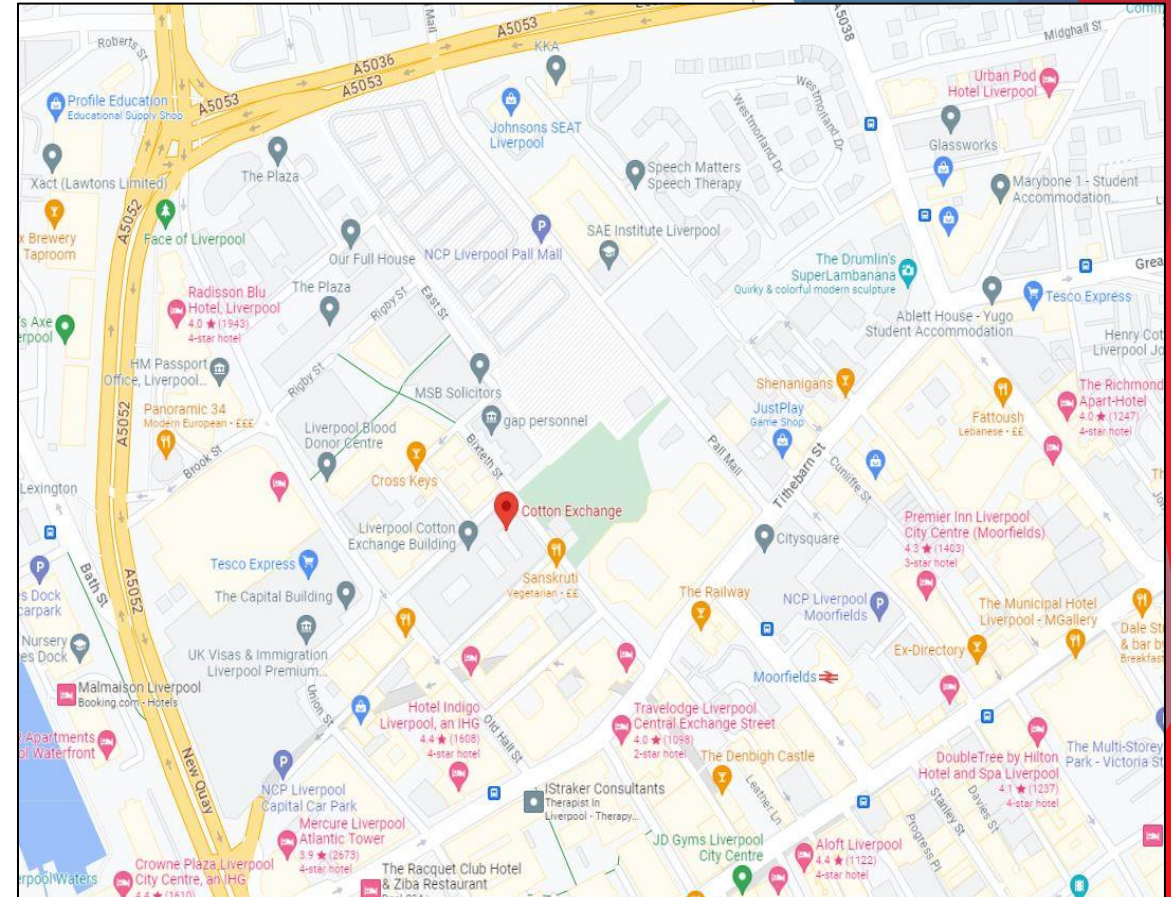
Cotton Exchange is a thriving office space to rent in Liverpool. The Grade II listed building is in the heart of the commercial district and offers everything from coworking to suit freelancers and start-ups, small offices to rent, and larger workspaces for established enterprises.

It sits in the Cotton Quarter which also includes Cotton House and this occupies the front section of Cotton Exchange facing out onto the bustling Old Hall Street. The building also has ultra-fast broadband available.

ACCOMMODATION

The accommodation offers a bright and airy environment with abundant natural light. Attractively refurbished to the highest specification including:

- Suspended LED lighting
- Attractive original timber flooring
- Central Heating
- Furnished (optional)
- Flexible open plan space



FEATURES AND AMENITIES

As well as flexible office spaces, Cotton Exchange offers a wealth of unique features and facilities to benefit your business.

- Brand new living wall
- Brand new shower and changing facilities
- Communal area
- Contemporary reception area
- Secure bike racks
- Superfast Wi-Fi with download speeds up to 200MB
- Access to facilities at neighbouring Bruntwood Works buildings
- Roof garden and event space for up to 100 people



LEASE TERMS/RENTAL

An assignment of the existing lease expiring on 25/1/25 at a current passing rent of £10,055.88 per annum inclusive of rent, service charge, electricity charges, other utility charges and building insurance.

EPC

Available upon Request.

VAT

All prices and other figures are quoted net of but maybe subject to the addition of VAT.

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 and any stamp duty thereon in connection with the transaction.



CONTACT/VIEWING

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

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Details prepared September 2023