

TO LET

TASTEFULLY REFURBISHED
CONTEMPORARY OFFICE SPACE
FIRST TO THIRD FLOORS
1,435 sq.ft. - 4,305 sq.ft.
(133.31 sq.m. - 399.94 sq.m.)

**27-29 DALE STREET
LIVERPOOL
MERSEYSIDE
L2 2HD**





LOCATION

The property is situated in a prime position on Dale Street close to the Town Hall and Castle Street. It is located within the prime central business district and Moorfields Station on the Mersey rail system, which is within a few hundred yards. Ample car parking is available nearby including the NCP car park at Moorfields providing 540 spaces.

ACCOMMODATION

The accommodation is basically rectangular in shape and is accessed via an independent entrance directly off Dale Street thoroughfare. The ladies and gents toilet facilities are situated within the main landing / lift lobby areas and alternative between floors. The accommodation has the benefits of :

- Carpeting
- Suspended LED lighting
- Attractive modern kitchen
- Perimeter power trunking

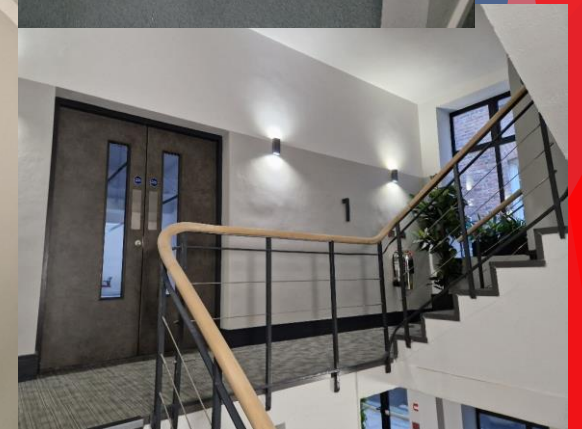
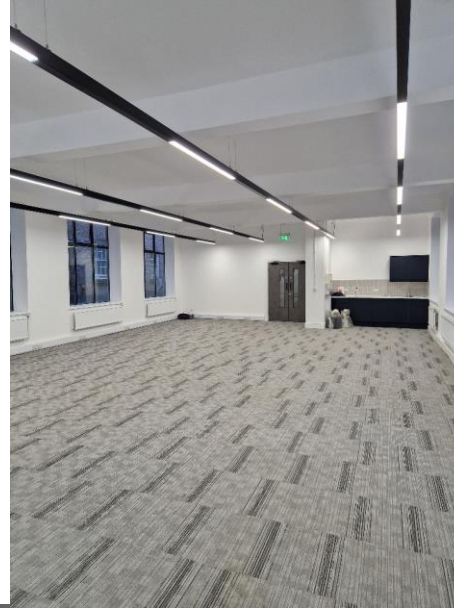
FLOOR AREA

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a net internal basis:

1 st floor	1,435 sq.ft.
2 nd floor	1,455 sq.ft.
3 rd floor	1,435 sq.ft.

SERVICE CHARGE

A service charge is levied by the landlords in connection with the upkeep of the building including inter alia, cleaning and lighting of common parts, lift maintenance, external repairs and maintenance etc.



RENTAL / PRICE

Upon Request

LEASE TERMS

The property is available on a new FRI lease for a term of years to be agreed.

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, stamp duty and any other consents thereon.



CONTACT/VIEWING

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

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