

# TO LET

Highly Attractive & Modern Fifth Floor Office Suite Available (By Way Of Sublease)

Concierge Service, Full Access to Shared Facilities, Fully Air Conditioned, Secure On-Site Parking, Furnished & Fully Networked.

2,471 sq. ft. (229.5 sq. m)

**PART FIFTH FLOOR EXCHANGE STATION  
TITHEBARN STREET  
LIVERPOOL  
L2 2QP**



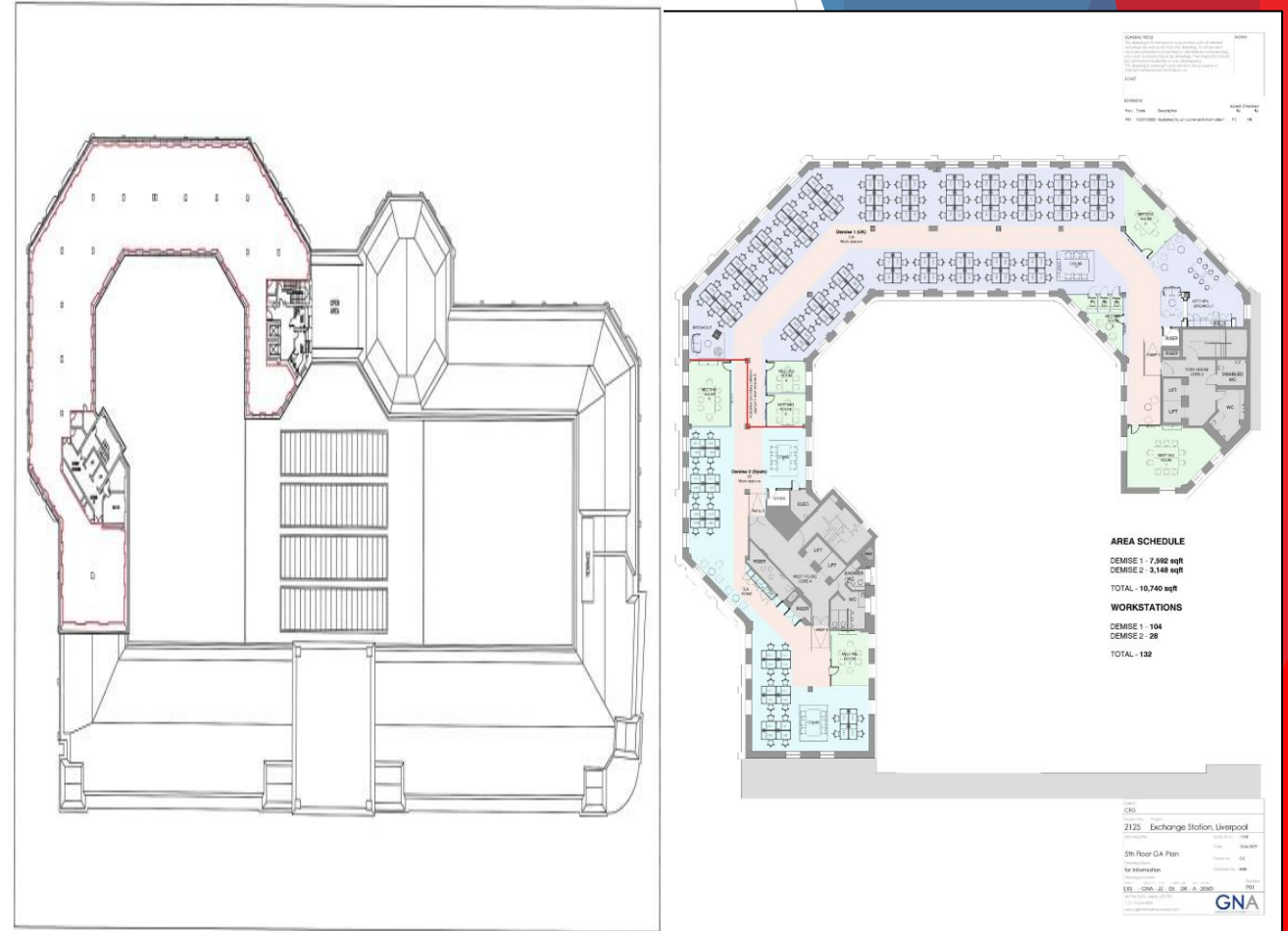


## LOCATION

Exchange Station is ideally situated in the heart of Liverpool's central business district, on Tithebarn Street, L2 2QP. This prestigious address offers excellent connectivity, with Liverpool Lime Street Station, Moorfields, and James Street stations all within a short walking distance, providing swift rail links across the city and beyond.

The area is well-served by major road networks, with quick access to the M62 and M57 motorways, facilitating swift commutes for businesses and clients alike.

Surrounded by an array of amenities, including cafes, restaurants, and retail outlets, Exchange Station is part of a vibrant commercial hub, offering the perfect environment for professional enterprises. Its central location provides quick access to key landmarks such as the Liverpool ONE shopping centre, the historic waterfront, and the city's renowned cultural destinations.



## DESCRIPTION / SPECIFICATION

The part fifth-floor office suite is designed to meet the demands of modern businesses, offering a professional and adaptable workspace. It features an open-plan layout, designed to facilitate flexible working arrangements.

Key features and specifications include:

- Furnished Open Plan Layout.
- Kitchenette & Breakout Area.
- Secure Entry Systems & 24 Hour Access.
- Reception & Concierge Service.
- Onsite Café.
- Access to Shared Breakout Areas.
- CCTV.
- Fully Air Conditioned.
- LED Lighting.
- Lift Access.
- High Speed Internet.
- Secure On-Site Parking.



### **LEASE TERMS**

Flexible sublease terms are available for a period to be agreed. Further details on request.

### **RENTAL**

Available upon request.

### **SERVICE CHARGE**

A service charge will be levied to cover the costs of landlord's usual services. Further details upon request.

### **VAT**

This property is opted for tax and therefore VAT is levied on the rental element of any letting.

### **EPC**

Available upon request.

### **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 viewing and further information please contact Sam Pearce or Brian Ricketts of Hitchcock Wright & Partners.

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