

TO LET

Refurbished/Fitted 1st Floor Offices

4 Available Serviced Suites
from 187 SQ. FT. (17.37 SQ. M.)



Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk

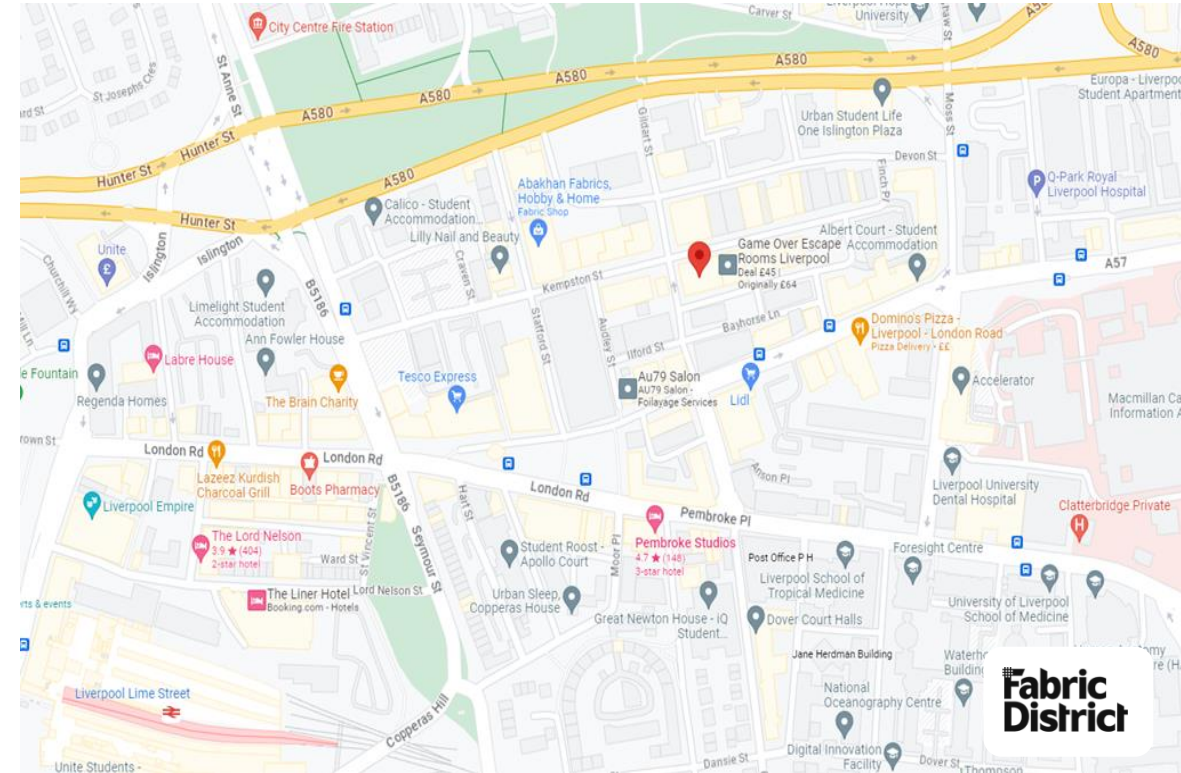
12 – 14 GILDART STREET, LIVERPOOL L3 8ET



SITUATION AND LOCATION

Gildart Street lies in close proximity to Islington which is one of the principal arterial vehicular routes through Liverpool. 500m to the west is Lime Street Station which is the primary rail hub on the Merseyrail underground loop and national rail network beyond. The building therefore benefits from excellent transport links in and out of the city. In addition, St George's Hall, the Walker Art Gallery, the Central Library are all within walking distance, along with the many food retail and discount shopping facilities along London Road.

The subject property occupies a prominent position bordered by Gildart, Kempston and Constance Street. The building has an expansive frontage which is visible from surrounding roads and can be accessed by stairway on two entrances; Kempston and the other fronting Constance street. The building is of traditional red-brick construction comprised over ground and first floors with a flat roof. The property benefits from electric roller shutters covering external doorways and has on street parking available by pay and display.

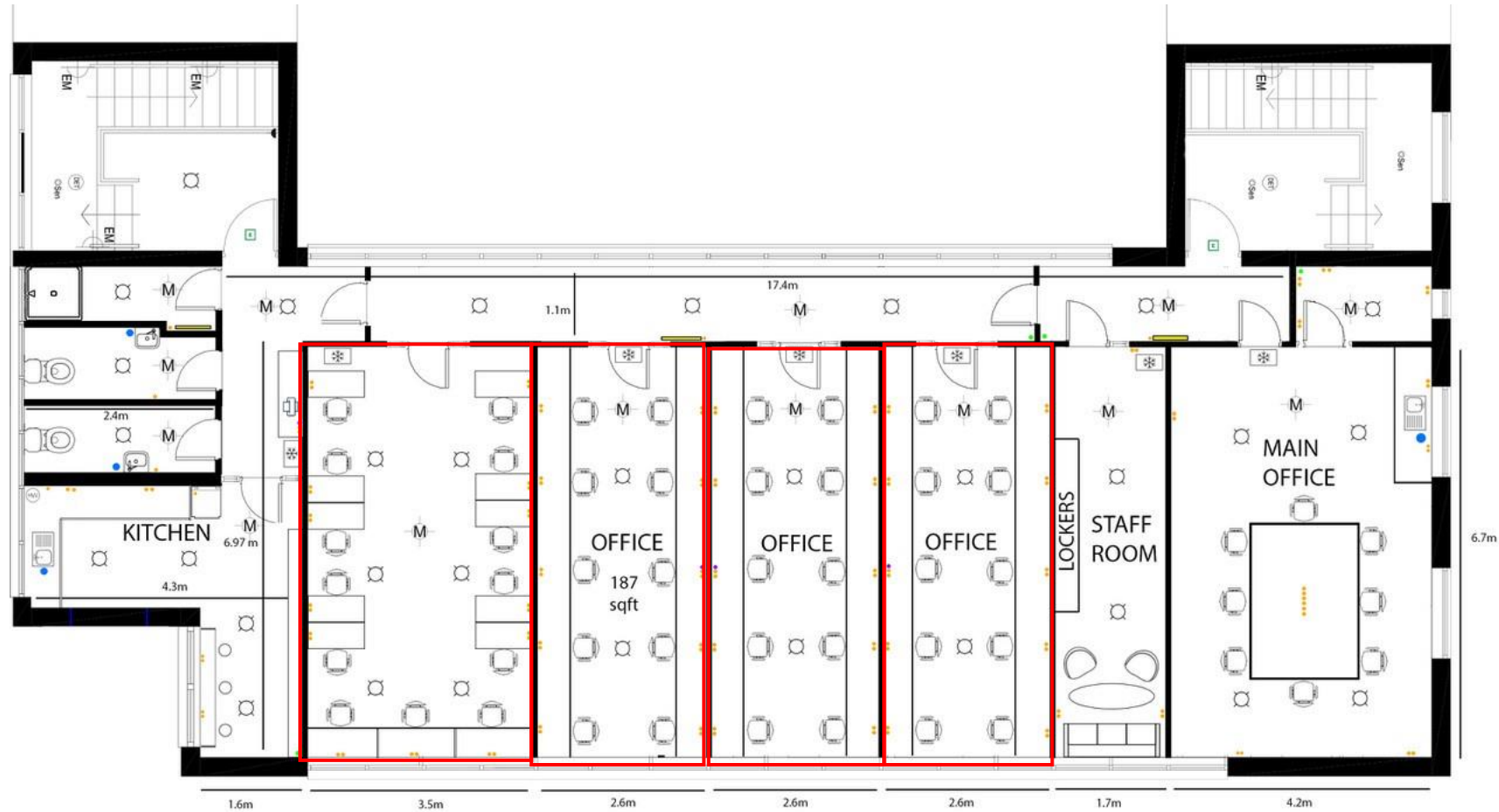


ACCOMMODATION

The first-floor office accommodation comprises a rectangular formation that has been attractively refurbished to a high standard. The offices feature an open plan space with polished concrete floor, LED strip lights, plastered and painted walls creating a bright and modern workspace.

- ☐ Space suitable for up to 10-person +
- ☐ £650 pcm – unfurnished (inclusive)
- ☐ £750 pcm – furnished (inclusive)
- ☐ Shared kitchen
- ☐ W/C & shower room facilities
- ☐ 24-hour fob access
- ☐ Bills included

FIRST FLOOR - PLAN



LEASE

The accommodation is available on flexible terms by way of a new lease for a term of months or years to be agreed subject to further negotiation.

RENT

£650pcm inclusive – Unfurnished

£750pcm inclusive – Furnished

VAT

The property is not registered for VAT.

EPC

Certificate Number: TBC

Energy Performance Asset Rating: TBC

SUBJECT TO CONTRACT

DETAILS PREPARED: NOVEMBER 2023

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.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

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