

TO LET

Rare Opportunity to Acquire a Fully Self Contained Building with Abundant Secure On Site Parking Within the Heart of The Baltic Triangle / Cains Brewery Village Area of Liverpool

**LAURIE COURTNEY HOUSE,
23 GREENLAND STREET,
LIVERPOOL, L1 0BS**



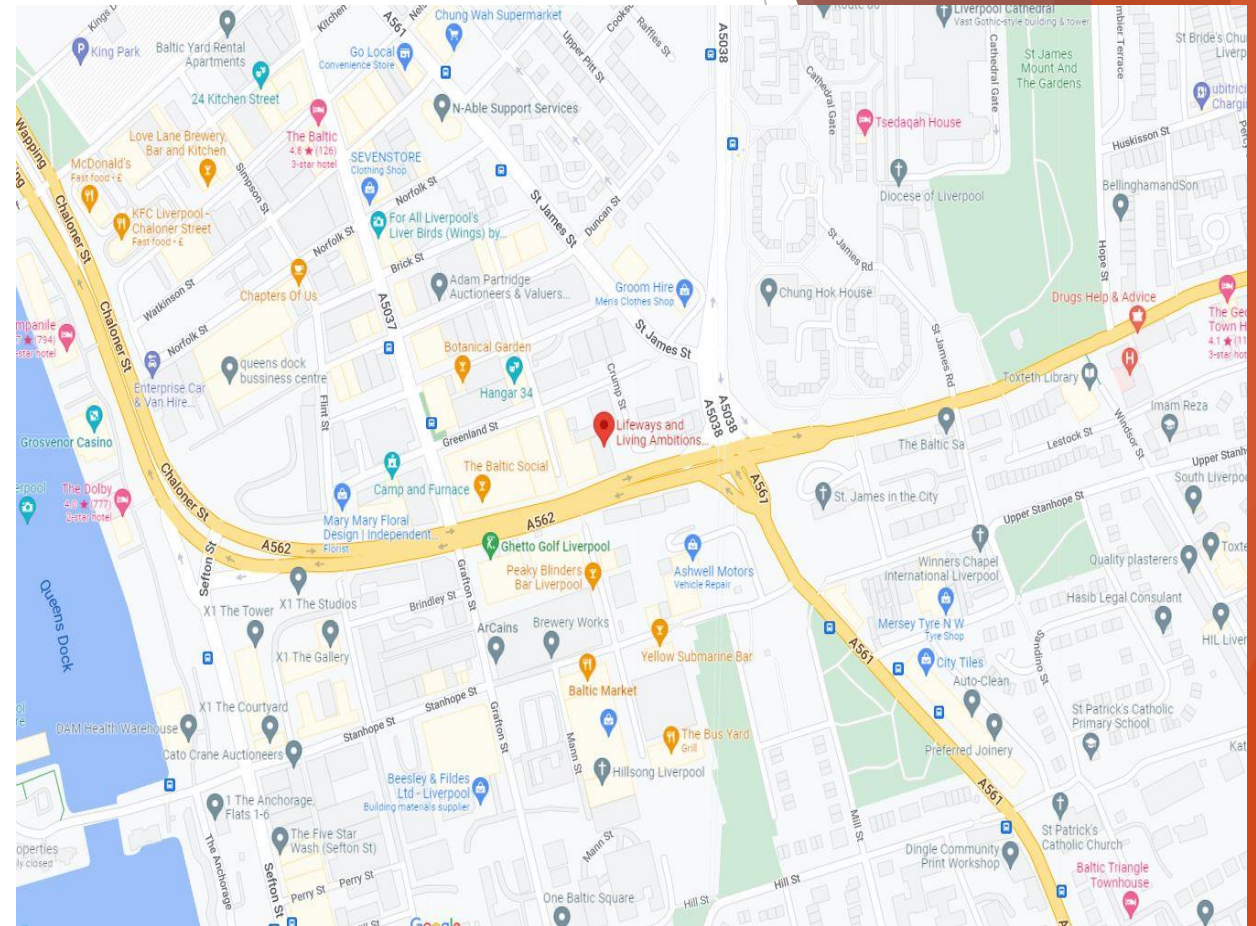


LOCATION

The property is located within The Baltic Triangle / Cains Brewery Village area of Liverpool City Centre, in close proximity to the Liverpool Waterfront, the retail core of the city centre, Ropewalks and the Knowledge Quarter.

The area has undergone a radical regeneration over the past decade, driven by the Creative Industries Sector, which has resulted in the eclectic mix of occupiers and uses evidenced as at today's date. Adjacent occupiers include H1780 Tap & Still Brewery, the Baltic Bakehouse and Eyre & Ellison, whilst within the wider vicinity Baltic Creative, Camp & Furnace, McDonalds and KFC are in occupation.

There are a number of commercial, residential, student and hotel developments either under construction or constructed within the immediate vicinity of the subject site.



DESCRIPTION

The property comprises a traditional 3 storey brick construction former warehouse facility set beneath a flat parapet structure. The building has rendered brick elevations, and a roller shutter loading door directly onto the Greenland Street thoroughfare providing access to a secure carpark.

FLOOR AREAS

The property comprises the following floor areas on a gross internal basis:-

Ground Floor:	1,111 sq.ft.	103 sq.m.
First Floor	1,725 sq.ft.	160 sq.m.
Second Floor	<u>1,896 sq.ft.</u>	<u>176 sq.m.</u>
Total GIA:	4,732 sq.ft.	439 sq.m.

ACCOMMODATION

- Suspended Ceilings with Cat 11 VDU lighting
- Carpet tiled throughout
- Partitioned offices and meeting room
- Passenger lift
- Fully central heated



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LEASE TERMS

The property is available by way of a new FR&I Lease for a term of years to be agreed subject to further negotiation.

RENTAL

£80,000 per annum exclusive

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 in connection with the preparation of the lease and any stamp duty thereon.

VAT

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



CONTACT/VIEWING

For any further information please contact Hitchcock Wright & Partners

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www.hitchcockwright.co.uk

Details prepared July 2022