

TO LET (By Way of Assignment)

Rare Opportunity to Acquire a Stylish First Floor “Loft Style” Office Space & Photographic Studio Within the Heart of The Baltic Triangle / Cains Brewery Village Area of Liverpool

2,368 sq.m. (5,295 sq.ft.)
(219.9-491-5 sq.m.)

**67 GREENLAND STREET,
LIVERPOOL, L1 0BY**



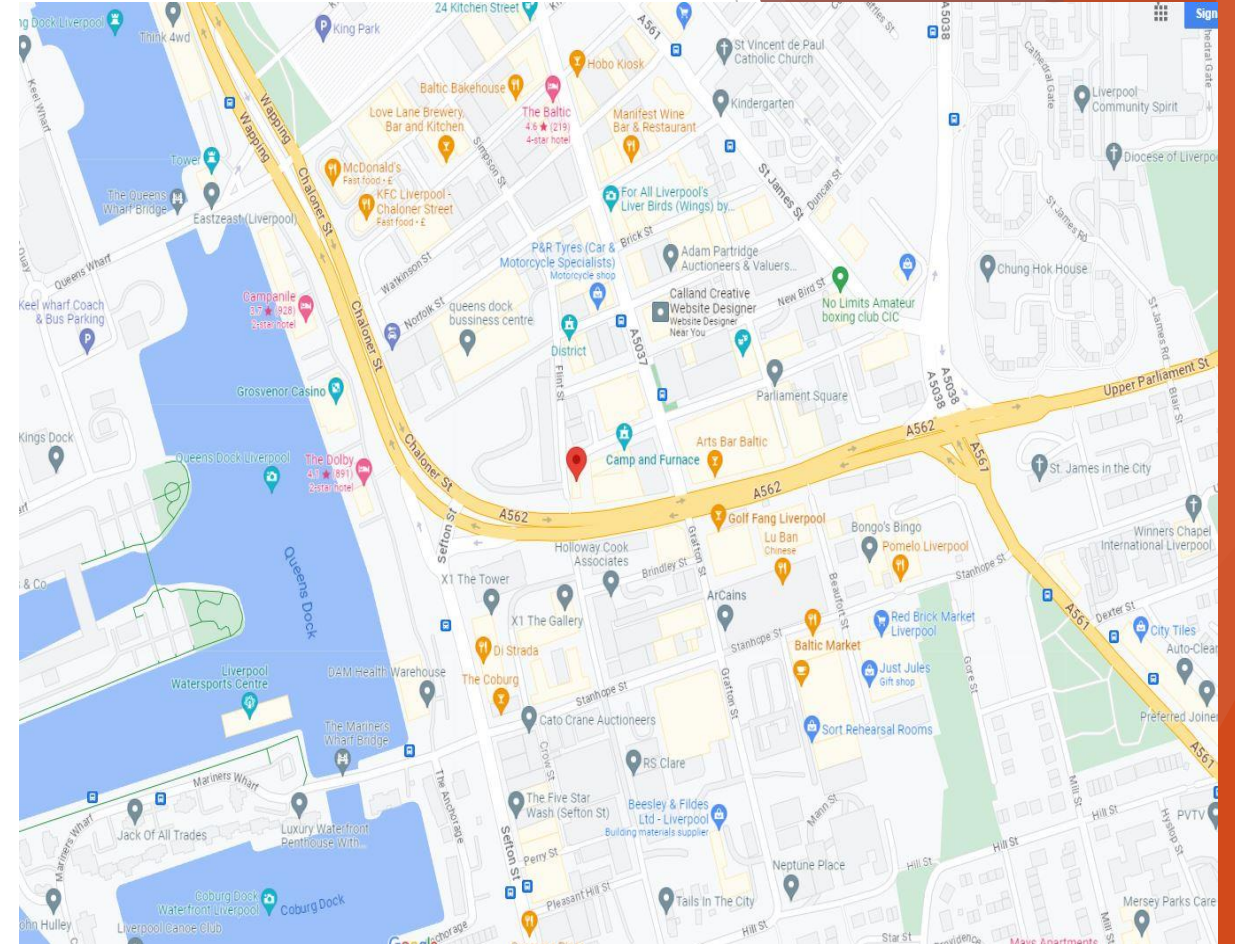


LOCATION

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 2 storey building of traditional brick construction and former warehouse facility set beneath a flat parapet roof structure. The building has red pressed brick elevations, and metal casement windows fronting directly onto the Greenland Street thoroughfare.

FLOOR AREAS

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

Office	2,927 sq.ft.	271.9 sq.m.
Photo Studio	<u>2,368 sq.ft.</u>	<u>219.9 sq.m.</u>
Total GIA:	5,295 sq.ft.	491.9 sq.m.

ACCOMMODATION

The accommodation is divided into 2 distinct parts comprising “loft style” office space and a fully fitted photo studio facility (with photographic infinity cove). The photo studio can accommodate multiple models and set designs- see hyperlink

<https://www.spaceliverpool.co.uk/pages/greenland-street-production-studio>

SPECIFICATION

- Suspended LED lighting
- Polished concrete Floors
- Partitioned offices and meeting room
- Feature exposed bare brick walls
- Fully central heated (electric panel)
- Infinity Cove (photographic studio)
- Kitchen/tea point
- Hair/make-up station
- Styling area



EXISTING LEASE

The property is available by way of An assignment of the existing lease which expires 12/1/2027. The lease incorporates an open market rent review on the 1/12/2025.

PASSING RENTAL

£52,950 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 assignment and any stamp duty or other consents relating thereto.

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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Details prepared June 2023