

TO LET

Contemporary Modern Office
Space with Striking Panoramic
Views

Fully Networked Second Floor,
Partitioned and furnished (If
Required)

With On Site Car Parking
2,175 sq.ft. (202.06 sq.m.)

HIGHPOINT

34 HIGHFIELD STREET

LIVERPOOL

L3 6AA

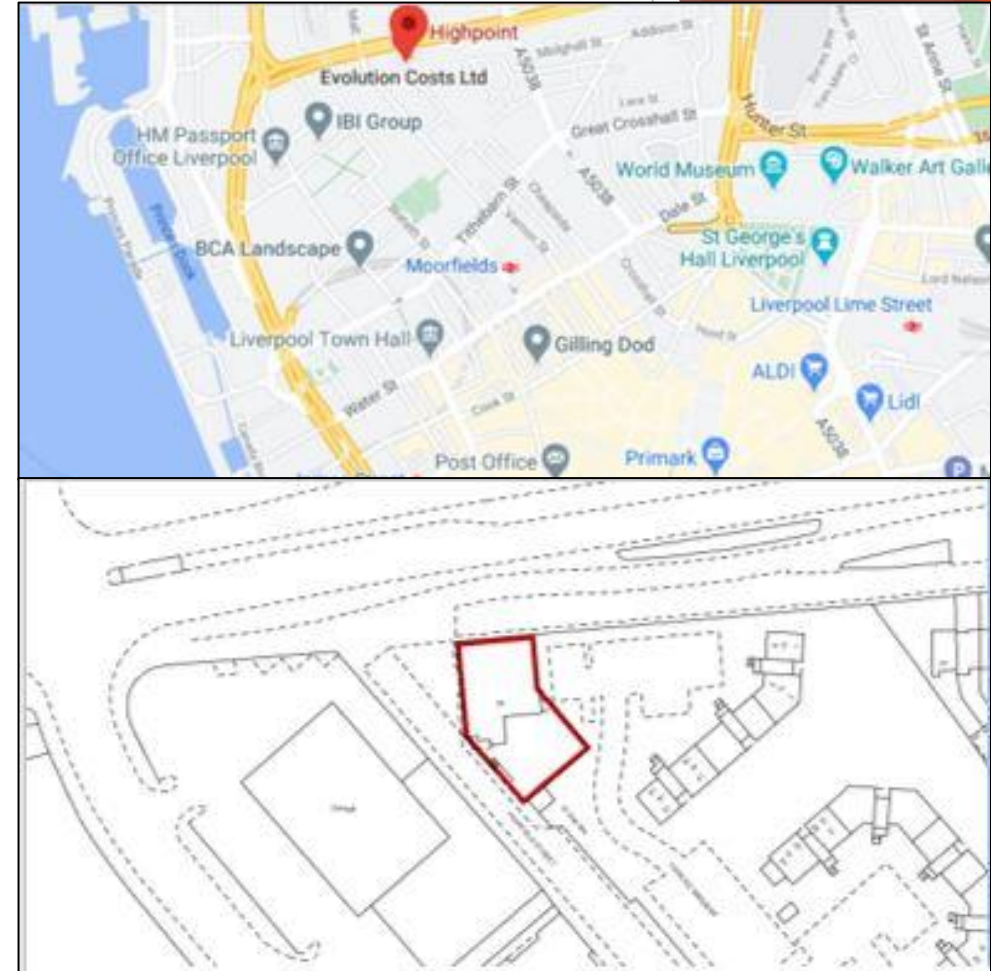




LOCATION

Highpoint is situated between the commercial quarter and Liverpool Waters district. The building provides a 3 storey plus basement detached building with on site car parking. The building and site occupy a prominent location on Highfield Street set back, fronting onto Leeds Street (A5053) main arterial route into Liverpool City Centre.

Highfield Street connects to Pall Mall and is within a short walk from the prime Business District. The Water Front, Liverpool Ferry Terminal, Pier Head and the prime retailing district within Liverpool One and Church Street. The site also benefits from excellent transport links close to Moorfields Station which in turn links with the national railway network, various bus terminals and situated off the main infrastructure circular arterial road route in and out of the City to South and North Liverpool, along with the motorway network.





DESCRIPTION

The building provides a prominent purpose built brick with full height glazed elevations on a corner plot providing a 3 storey detached Grade A office building with onsite car parking.

ACCOMMODATION

Second Floor 2,175 sq.ft. (202.06 sq.m.)



SPECIFICATION

- Air conditioned
- Full access raised floors
- Self contained kitchen / W.C facilities
- On-Site secure car parking
- Direct passenger lift access to suite



RENTAL

£34,800 per annum exclusive

SERVICE CHARGE

A service charge will be levied to recover the cost of a fair proportion of the landlords services including cleaning and lighting of common parts, security, heating and maintenance of landscaping.

LEASE TERMS

The suites are available by way of a new flexible FR&I lease for a term of years to be agreed.

EPC

An Energy Performance Certificate is 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

VAT will apply at the prevailing rate.



CONTACT/VIEWING

For any further information please contact Hitchcock Wright & Partners

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Details Updated September 2025