

**FOR SALE / TO LET**  
Headquarters Office Building  
With on Site Car Parking  
Close to City Centre &  
Liverpool University Campus  
25,414 sq.ft. (2,361 sq.m.)

**HIGH PARK HOUSE,  
HIGH PARK STREET,  
LIVERPOOL, L8 8DY**





## LOCATION/DESCRIPTION

The subject property is situated on the north westerly side of High Park Street close to its junction with Park Road (A561) Wellington Road. The building is situated approximately 2 miles due south of Liverpool City Centre.

The premises lie within a mixed use location close to the Liverpool University Campus and adjacent to a Tesco Extra retail unit. The surrounding uses comprise student, residential and retail uses. The building is formed to a rectangular shape with 2 blocks with central atrium/lightwell and to the northern elevation is a fully enclosed secure car park.

The building comprises ground and 2 upper floors. The building is of modern 1960's construction with single glazed window units to the principal elevations and a mansard roof construction.



## ACCOMMODATION

The floor plates are essentially rectangular in shape and incorporates a mix of suspended ceilings within an exposed grid category II VDU and LG7 lighting, metal perimeter electrical trunking, central heating radiators and carpet tiling.

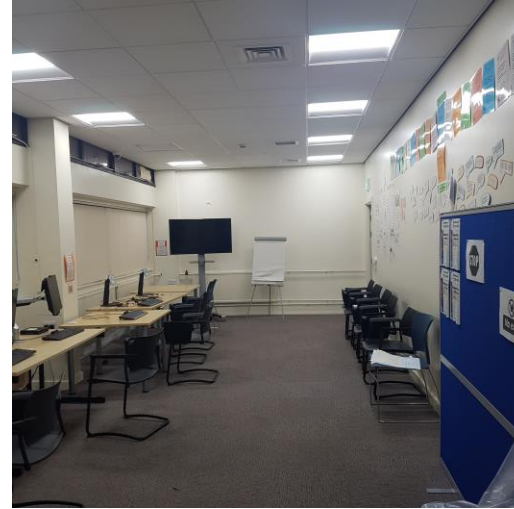
## FLOOR AREA

We have undertaken a detailed measured survey of the building and calculate the net lettable area of the building as follows:-

2,361 sq.m.            25,414 sq.ft.

## CAR PARKING

There is a secure car park to the south elevation incorporating 26 vehicular spaces.



## TENURE

The property is held under a 99 year lease from 1/5/1982 at a current ground rent of £3,500 per annum exclusive. The rent is reviewable every 14 years. Further details on request.

## LEASE

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

## RENTAL/PRICE

Available upon Request.

## USER

The headlease incorporates s specific user restriction to use the building as “ Government office or other office accommodation and staff restaurant”.

## SITE AREA

0.522 acres

## 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.

Misrepresentation Act 1967. These details are provided as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.



## CONTACT/VIEWING

For any further information please contact Hitchcock Wright & Partners

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Details prepared June 2022