TO LET

Contemporary Modern Office Space with Striking Panoramic Views

Ground and Second Floors With Abundant On Site Car Parking

723 sq.ft. - 2,175 sq.ft.
(67.16 sq.m. - 202.06 sq.m.)



HIGHPOINT

34 HIGHFIELD STREET

LIVERPOOL

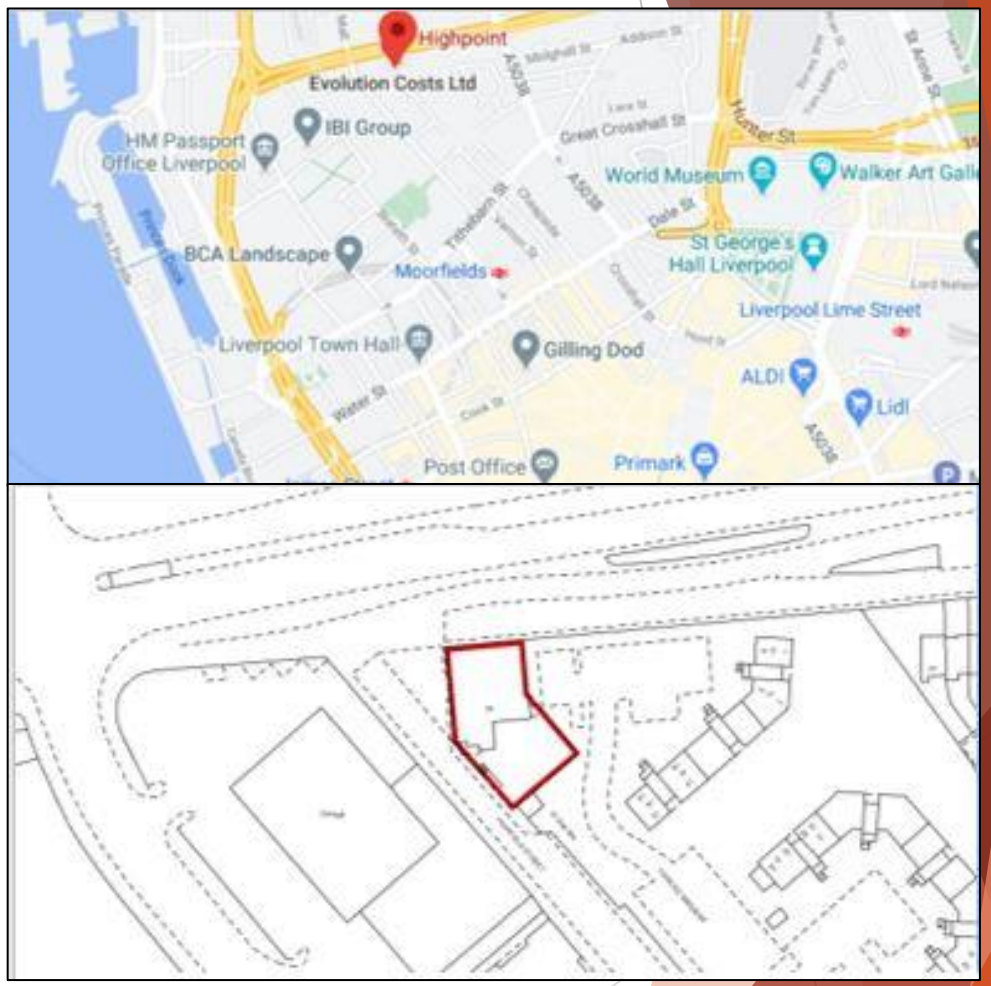
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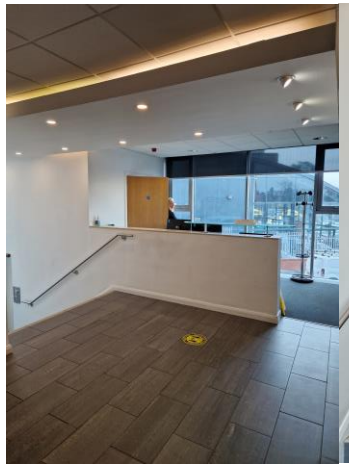


LOCATION

Highpoint is situated between the commercial quarter and Liverpool Waters district. The building provides a 3 storey plus basement detached building with six car parking spaces above ground and 12 car spaces to the basement providing a bespoke office building. 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.





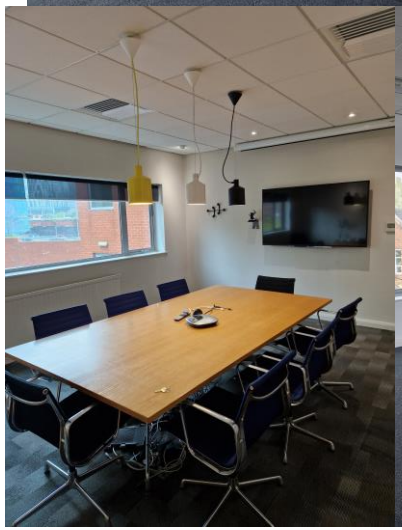






DESCRIPTION

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

Ground Floor	723 sq.ft.	(67.16 sq.m.)
Second Floor	2,175 sq.ft.	(202.06 sq.m.)
Total	**2,898 sq.ft.**	**(269.22 sq.m.)**

SPECIFICATION

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







RENTAL

Ground Floor	-	£11,570 per annum exclusive
Second Floor	-	£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.

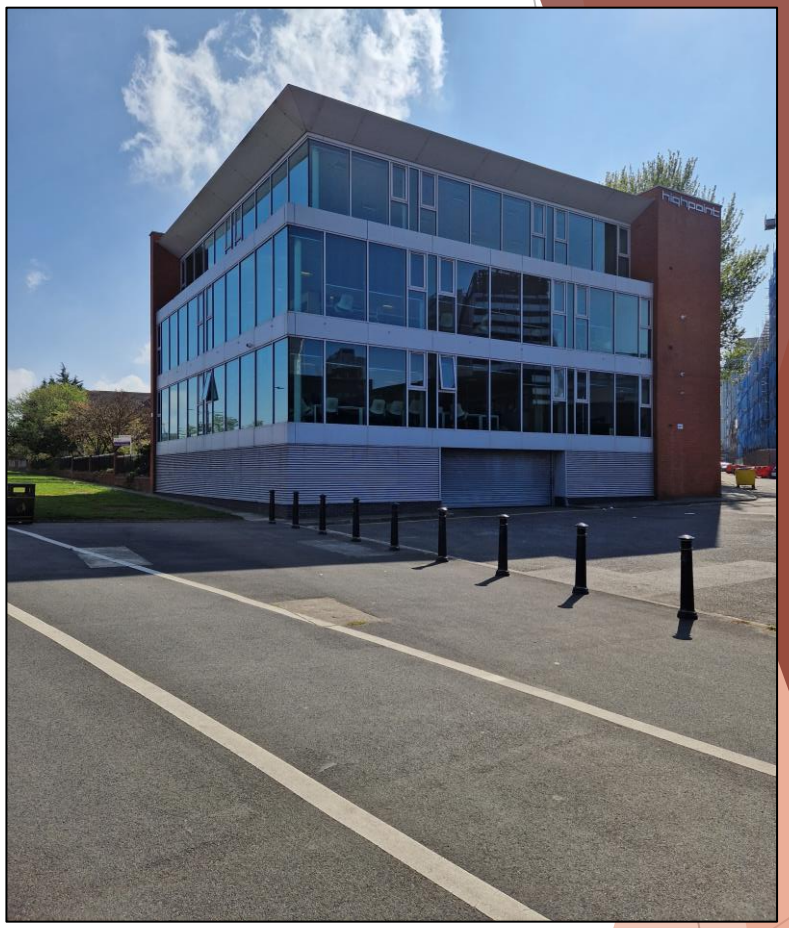
LEGAL COSTS

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.

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

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Hitchcock & Wright Partners
CHARTERED SURVEYORS

Details prepared April 2023