

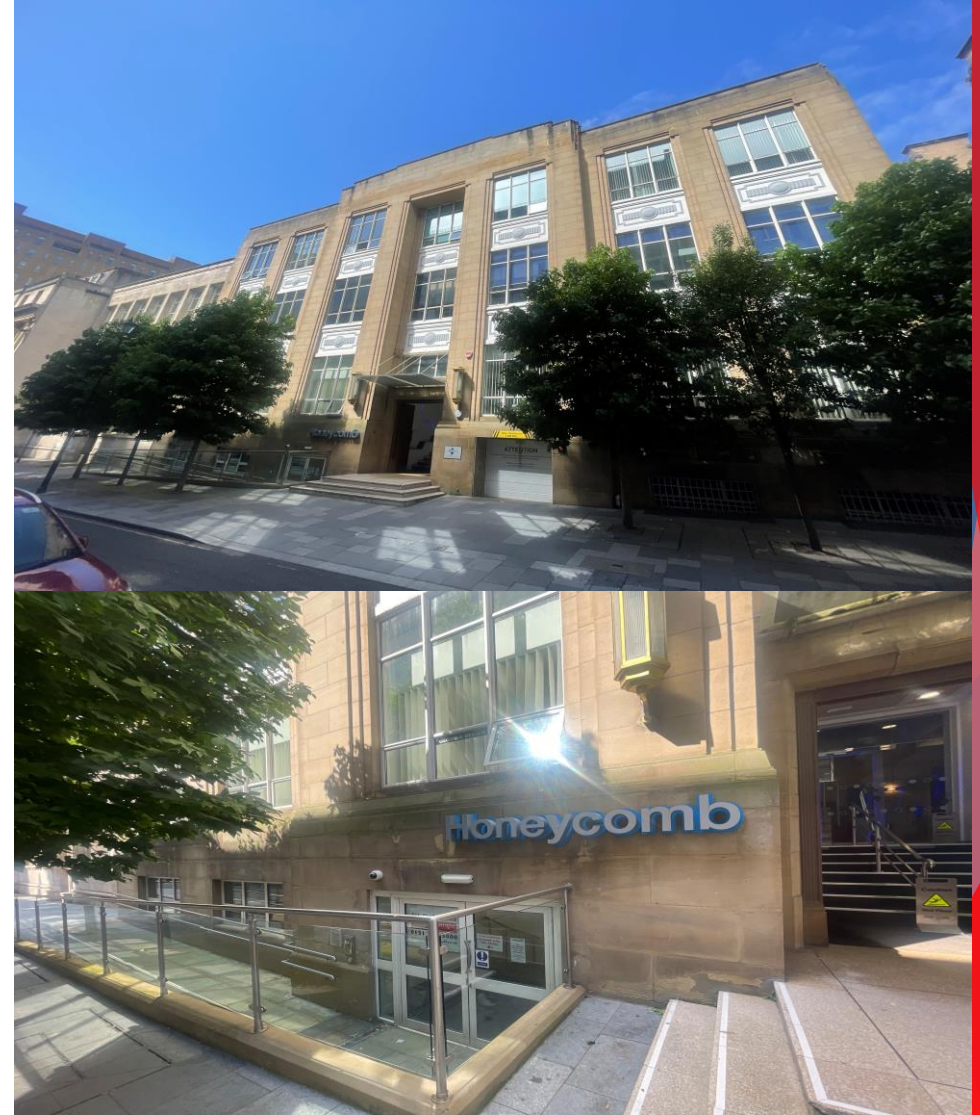
TO LET

Fully Fitted Pilates / Yoga Studio
Lower Ground Space

Also Suitable For
Offices, Aesthetic Studio,
Hairdresser, Beauty Salon, Health
and Fitness and More (STP)

585 sq. ft. (54.34 sq. m)

**HONEYCOMB
EDMUND STREET
LIVERPOOL
L3 9NG**





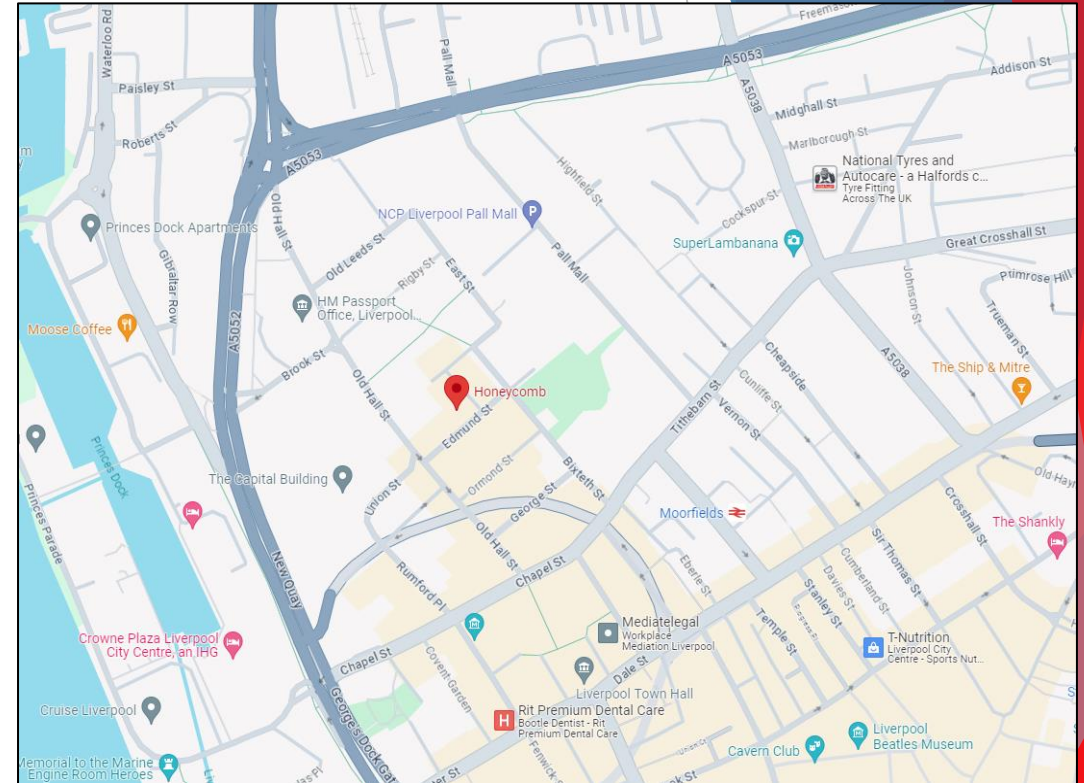
LOCATION

Honeycomb, located at Edmund Street, Liverpool, L3 9NG, presents a prime opportunity for businesses seeking office space in the heart of Liverpool's thriving business district. This lower ground floor, self-contained suite features a professional environment, ideal for a variety of business operations. The suite provides a spacious layout, ample natural light, and high-quality finishes. It provides a focused workspace, while offering immediate access to Liverpool's commercial hub.

The area is rich in cultural heritage and is just a short walk from prominent landmarks such as the Liverpool One shopping centre, which boasts a plethora of retail options, dining establishments, and entertainment venues. Additionally, the Albert Dock and waterfront are easily accessible, enhancing the location's appeal for both clients and employees.

Excellent connectivity for commuting employees and visiting clients is another advantage, with Liverpool Lime Street positioned 800m away, while Moorfields Station is just 350m away.

With its blend of accessibility, professional environment and proximity to key amenities, Honeycomb at Edmund Street stands out as an ideal choice for businesses seeking a prominent address.

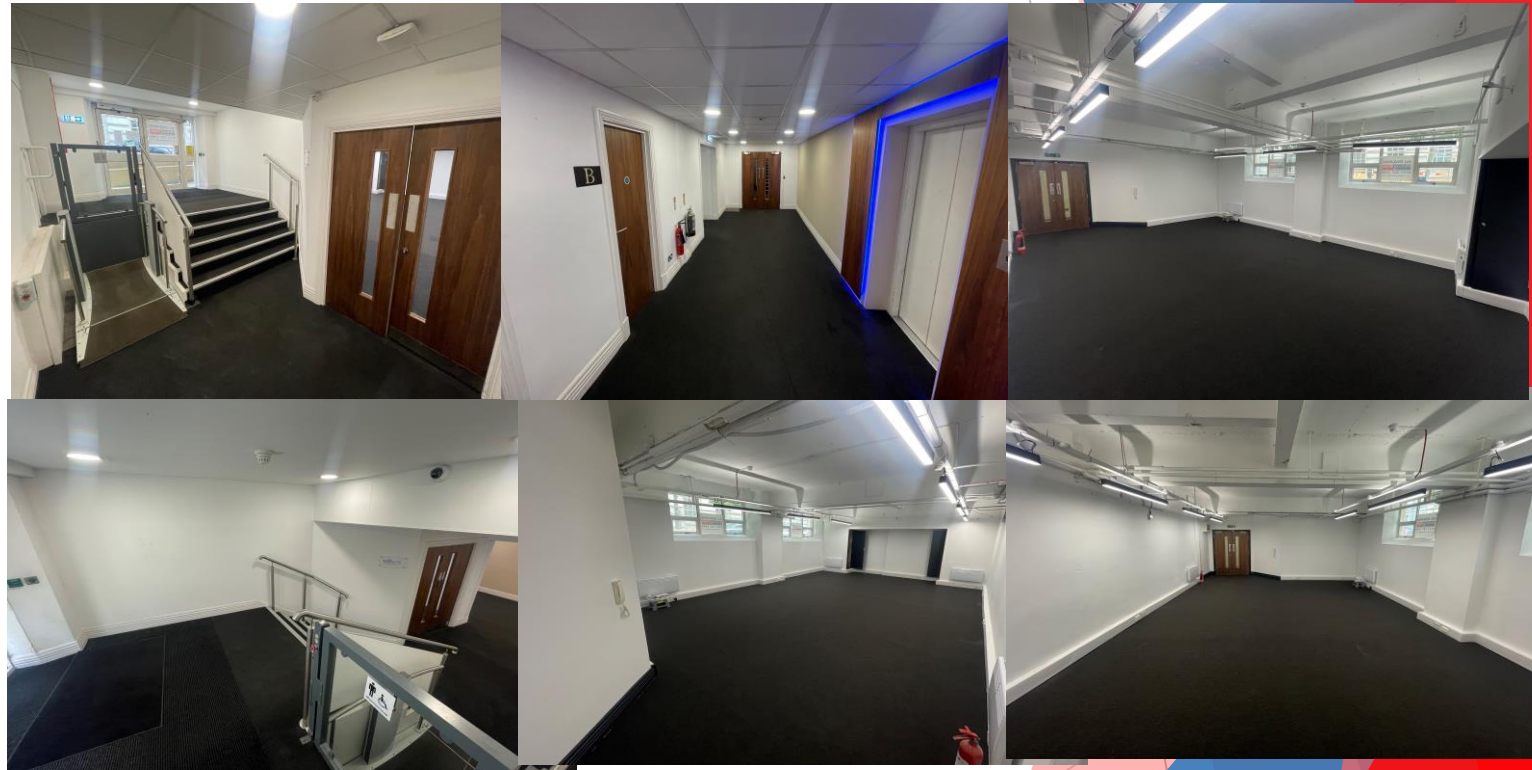


DESCRIPTION / SPECIFICATION

This lower ground floor self-contained office suite provides a practical workspace suitable for various business needs. It features an open-plan layout designed to facilitate flexible working arrangements. The interior is finished to a high standard, featuring sleek flooring and neutral décor, making it easy to customise the space.

Key features and specifications include:

- Professional reception service to greet clients and visitors.
- Elevators and ramps (accessible for individuals with disabilities).
- UPVC double glazing.
- Suspended LED lighting.
- Intercom system.
- Efficient electric heating.
- Access to shared facilities including kitchenettes, W/Cs and breakout areas.
- Secure entry systems and 24/7 building access.



LEASE TERMS

Flexible leases are available for a term of years to be agreed. Further details on request.

RENTAL

Available upon request.

SERVICE CHARGE

A service charge will be levied to cover the costs of landlord's usual services. Further details upon request.

VAT

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

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, stamp duty and any other consents thereon.

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 viewing and further information please contact Sam Pearce or Brian Ricketts of Hitchcock Wright & Partners.

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