

TO LET
Unique Office/Warehouse or
Studio
Opportunity within the
Baltic Triangle / Cains
Brewery Village area of
Liverpool (STP)

1-2 KITCHEN STREET
LIVERPOOL
L1 0AN



LOCATION

The property is located within the Cains Brewery Village / Baltic Triangle 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 traditional 2 storey brick construction warehouse facility set beneath a pitched truss roof structure. The building has brick elevations, a profile clad roof and a roller shutter loading door.

FLOOR AREA

The property comprises 2,568 sq.ft. (238.5 sq.m.) on a Gross Internal Area basis.

Features:-

- 3 Phase Power
- 3.4m Internal Clear Height
- 2.8m Roller Shutter Loading Door

LEASE

The property is available by way of a new FR&I lease for a term of years to be agreed.

RENTAL

£15,000 per annum exclusive.

PLANNING

The property benefits from historic planning permission for Use Class B2 on the basis of the buildings historic and current use, under the emerging Liverpool Local Plan. The subject property is identified as being located within a Mixed-Use Area, reinforced by adjacent developments brought forward over the past 5 years. The property is not listed nor situated within a conservation area. All planning enquiries should be directed towards the Liverpool City Council Planning Department.

EPC

Available upon Request

ANTI-MONEY LAUNDERING

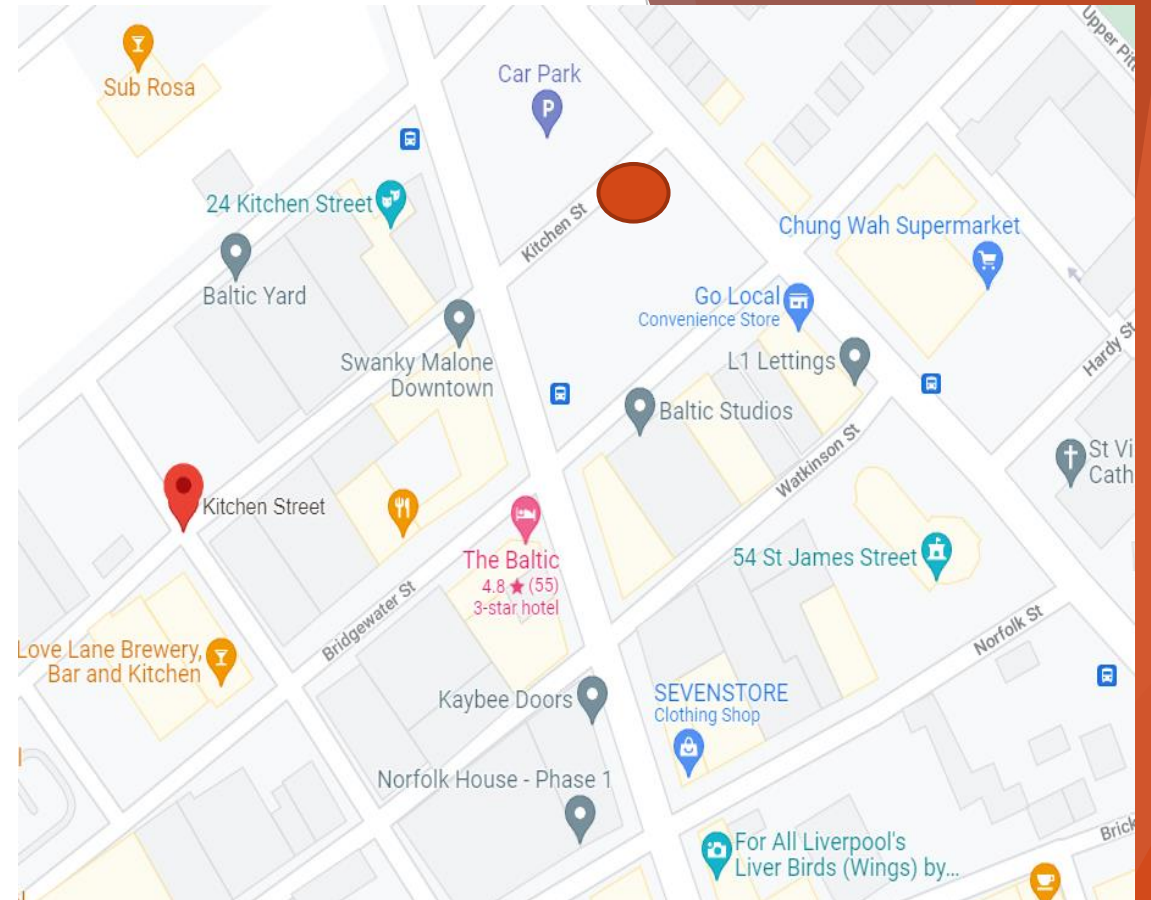
In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation to prevent fraud and money laundering. This will usually take the form of a passport/driving 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 lease and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.



CONTACT/VIEWING

For any further information please contact the sole agents Hitchcock Wright & Partners

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