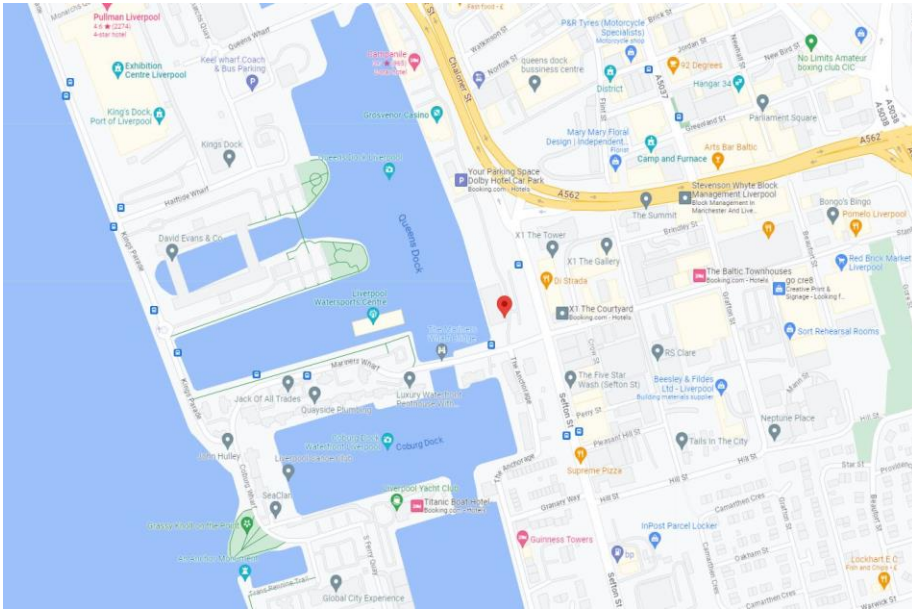


TO LET

(Business Unaffected)
Hybrid Commercial Unit in an
Attractive Waterside Setting
Suitable for a Variety of Uses,
Training Centre, Health &
Wellness, Office HQ, Music
Studios, Storage/Distribution
(STP)
10,314 Sq.ft. (958.19 sq.m.)

112 MARINERS WHARF
LIVERPOOL
L3 4DG





LOCATION

The unit occupies a prominent position at the junction of Mariners Wharf and Sefton Street, one of the main arterial routes running south from Liverpool City Centre.

The property is located in close proximity to 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.



DESCRIPTION

The self-contained premises provides a combination of office space and warehouse/storage and occupies a waterside location with spectacular views over the river and towards the city centre. The site includes an external lawned area and a private dedicated car par. The building is a steel frame construction with brick walls, PVC coated profiled steel cladding panels, double glazed windows and a pitched, double skin profile steel sheet roof.

Features include the following:

- 3m high electric roller shutter loading door/bay
- 6.75m clear height to ridge
- 4.75m height to eaves
- Concrete floor



AVAILABILITY

Ground Floor	3,647 sq.ft.	339 sq.m.
Mezzanine	2,034 sq.ft.	189 sq.m.
Warehouse	4,633 sq.ft.	430.6 sq.m.
TOTAL	10,314 sq.ft.	958.6 sq.m.



CAR PARKING

Abundant private car parking lies directly adjacent to the building.

RENTAL

Upon Request.

LEASE

The building is available by way of a new full repairing and insuring lease for a term of years to be agreed.

EPC

Available upon Request.

VAT

All prices and other figures are quoted net of but maybe subject to the addition of VAT.

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 and any stamp duty thereon in connection with the transaction.



CONTACT/VIEWING

For any further information please contact the sole agents
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