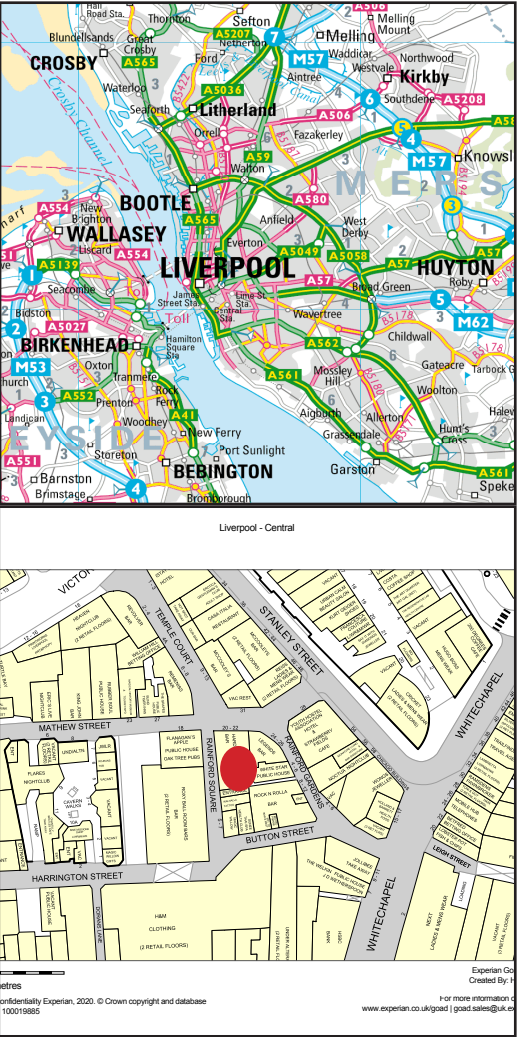


hitchcockwright.co.uk



OFFICE SUITES TO LET
20-24 MATHEW STREET, LIVERPOOL, L2 6RE
SELF-CONTAINED OFFICE ACCOMMODATION
SUITES FROM £96.00 PER WEEK.
TELEPHONE INTERCOM ENTRY SYSTEM - EXCELLENT TRANSPORT LINKS

20-24 MATHEW STREET, LIVERPOOL, L2 6RE



LOCATION

The premises are situated on Mathew Street at its junction with Rainford Square within Liverpool City Centre. The immediate surrounding area consists of a number of bar, food and leisure type occupiers. Moorfields and James Street Railway Stations and Queens Square Bus Depot are situated within a short walking distance.

DESCRIPTION

Third Floor - Suite 1

The premises are located on the third floor of 20-24 Mathew Street which is a mixed use office building. The space is split into two rooms, separated by double doors. The larger of the two rooms has an adjoining kitchenette area. The suite has recently been refurbished with white painted walls contributing to the natural light flow from the skylights, and carpeted flooring. This suite has shared w/c facilities.

Fifth Floor - Suite 2

The premises are located on the fifth floor of the building are accessed from the Rainford Square elevation. The office is rectangular in shape with white painted and plastered walls. The suite offers a small kitchen area, as well as its own self-contained W/C and shower.

ACCOMMODATION & RENT

SUITE	FLOOR	SIZE	RENT	SERVICE CHARGE / INSURANCE
1	3rd	323 sq.ft. (30.01 sq.m.)	£5,000 (No VAT)	£750
2	5th	284 sq.ft. (26.39 sq.m.)	£7,500 (plus VAT)	£1250

LEASE TERMS

The premises are available to let by way of a new effective full repairing and insuring lease, for a term to be agreed.

EPC

Available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the transaction.

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.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or David Turner.

Tel. No. (0151) 227 3400

Email: mattkerrigan@hwandp.co.uk

davidturner@hwandp.co.uk

Subject to Contract

Details Prepared December 2021

Misrepresentation Act 1967. These details are provided only 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.

www.hitchcockwright.co.uk

Hitchcock Wright
COMMERCIAL ESTATE AGENTS

& Partners

0151 227 3400

www.hitchcockwright.co.uk