

TO LET

- Attractive Self-Contained Office Accommodation
- Third and Fifth Floors Available
- 1,029 sq.ft. (95.7 sq.m.)
- 1,048 sq.ft. (97.4 sq.m.)

Third Floor Suite - £14,400 per annum
Fifth Floor Suite - £14,600 per annum



Melbourne House, 19 North John Street, Liverpool L2 5QU

LOCATION

Melbourne House is situated in a prominent position on North John Street in Liverpool city centre. The property benefits from excellent transport links with James Street Station and Moorfields Station both within walking distance, providing Merseyrail services across the Liverpool city region and connections to the Wirral. The surrounding area is well-served by bus routes and benefits from nearby car parking facilities, including Q-Park Liverpool One and other public car parks within a short walking distance.

The immediate area benefits from a comprehensive range of amenities including cafes, restaurants, retail outlets and professional services. The location is within close proximity to Liverpool ONE shopping district, the commercial quarter and the waterfront, providing occupiers with access to the full range of city centre facilities whilst maintaining a prominent commercial address.

DESCRIPTION

Melbourne House is a period building that has been refurbished to provide modern office accommodation whilst retaining its architectural character. The property benefits from lift access serving all floors, providing ease of access throughout the building. The building comprises self-contained office suites arranged over multiple floors, each providing flexible workspace for a variety of office uses.

AVAILABLE SUITES

THIRD FLOOR SUITE

The Third-floor office suite provides 1,029 sq. ft. of self-contained accommodation with its own W/C facilities. The suite is arranged as open plan office space with a private glass-partitioned meeting room and fitted

kitchenette. The suite benefits from suspended ceilings with integrated LED lighting, comfort cooling/air conditioning, perimeter trunking for power and data, and carpet tile flooring throughout. The property also features distinctive circular porthole windows and exposed timber beam ceilings which add character.

FIFTH FLOOR SUITE

The Fifth-Floor office suite provides 1,048 sq. ft. of self-contained accommodation with its own W/C facilities and shower. The suite is an architect designed pod addition to the top of Melbourne House and provides open plan workspace with two separate private offices positioned at the rear of the suite. The space benefits from suspended ceilings with integrated LED lighting, comfort cooling/air conditioning, carpet tile flooring throughout, and skylights providing excellent natural light. A fitted kitchenette also provides sink, work surface, and space for appliances.

RENT

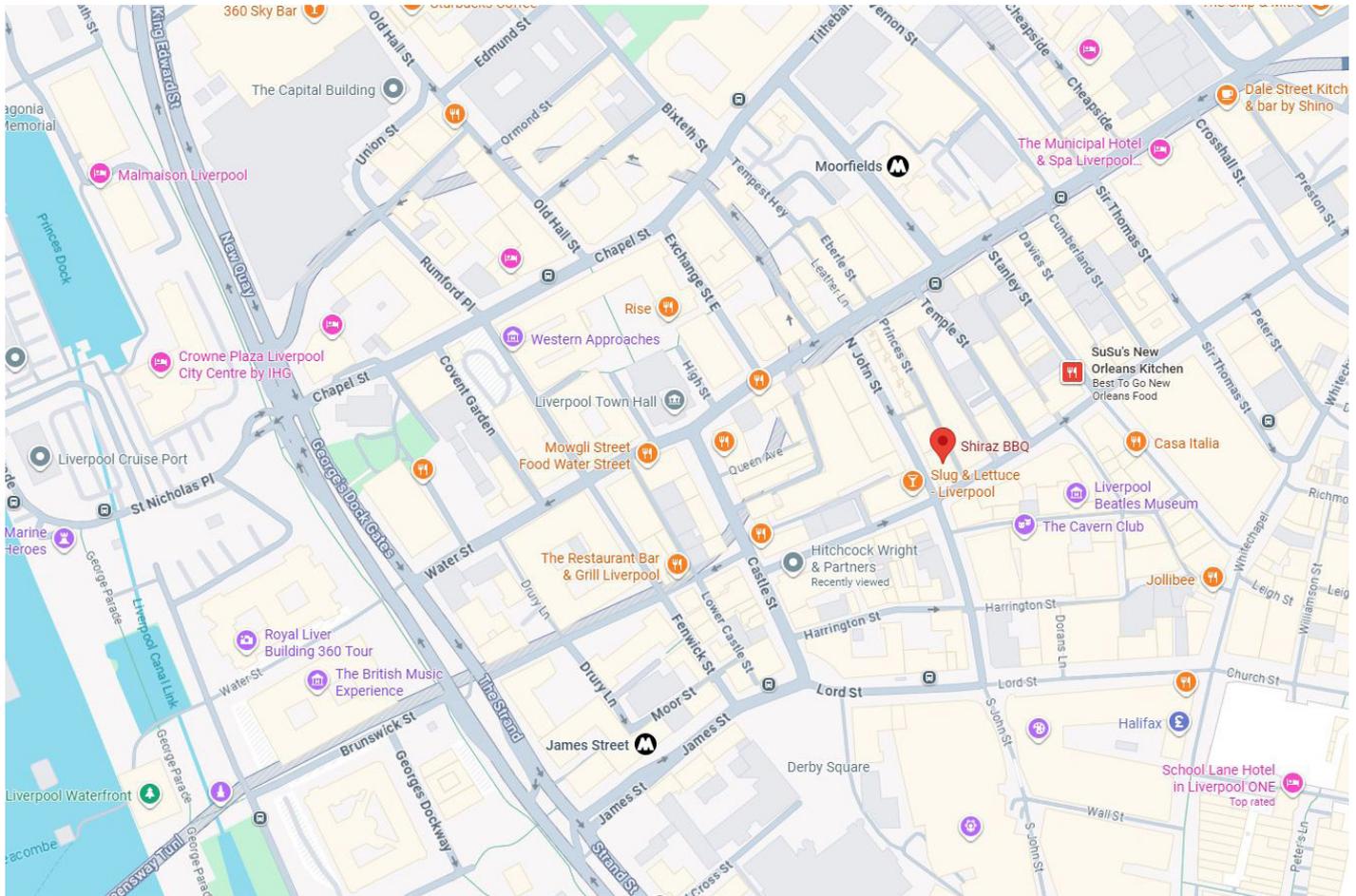
Third Floor Suite: £14,400 Per Annum
Fifth Floor Suite: £14,600 Per Annum

FLOOR AREA

We have measured the premises in accordance with the RICS Code of measuring Practice (6th Edition) and provide the following approximate areas:

Third Floor Office Suite: 1,029 Sq. ft. 95.7 sq.m.
Fifth Floor Office Suite: 1,048 Sq.ft. 97.4 sq.m.

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KEY FEATURES

Key features include:

- Self-Contained Office Suites To Third & Fifth Floors
- Open Plan Workspace
- Private Meeting Rooms
- Fitted Kitchenette With Appliance Space
- Suspended Ceilings With LED Lighting
- Comfort Cooling/Air Conditioning
- Distinctive Circular Porthole Windows (Third Floor)
- Skylights Providing Natural Light (Fifth Floor)
- Lift Access
- Period Building With Character Features
- Liverpool City Centre Location

SERVICE CHARGE

Service charge information available upon request.

EPC

Certificate number: 3252-6728-4623-7642-3268

Energy Rating: E

VAT

All prices, outgoings and rentals are quoted free of, but maybe subject to VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

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 Brian Ricketts or Sam Pearce of Hitchcock Wright & Partners.

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Subject to Contract

Details prepared February 2026

