TO LET

HIGHLY PROMINENT
GROUND FLOOR OFFICE
FULLY SELF-CONTAINED WITH
2 SECURE ON SITE PARKING SPACES
1,122 SQ.FT. (104.29 SQ.M.)
SUITABLE FOR A VARIETY OF USES:
PROFESSIONAL OFFICES / ESTATE
AGENCY / MEDICAL / EDUCATIONAL
(SUBJECT TO PLANNING)



124 MOUNT PLEASANT
LIVERPOOL
MERSEYSIDE
L3 5SR

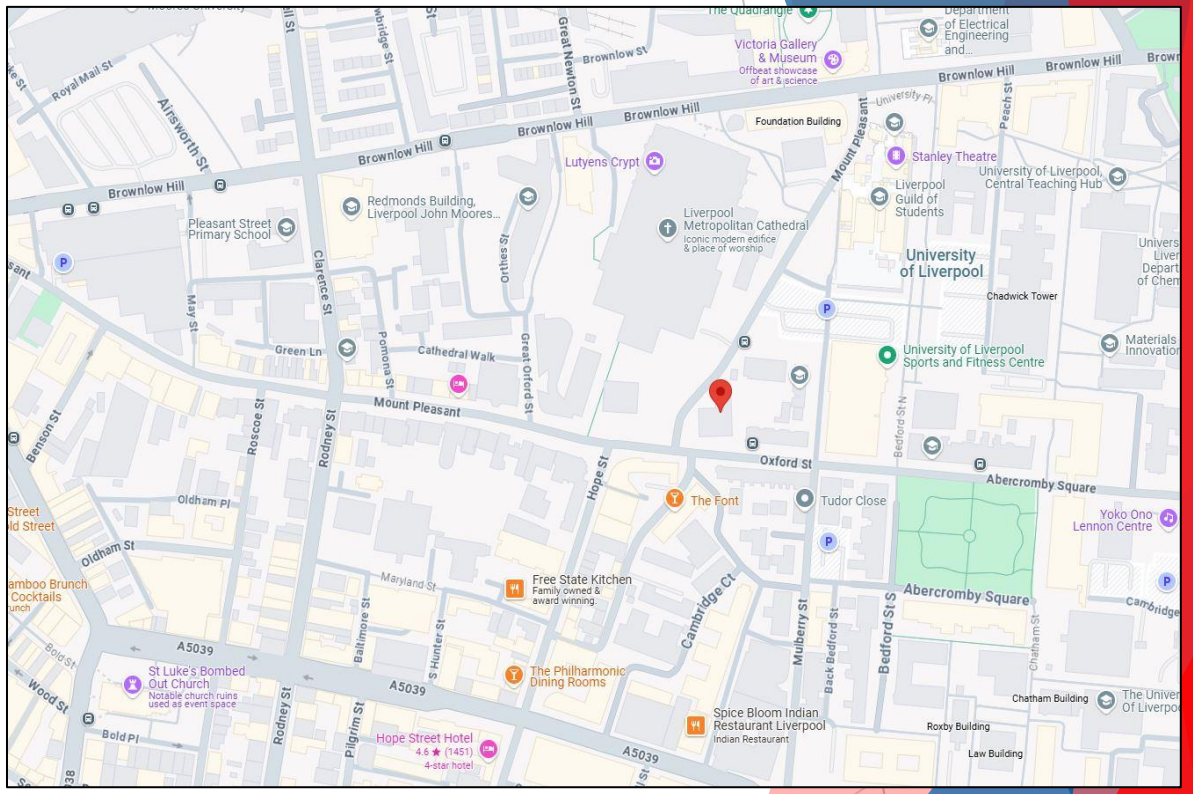
LOCATION

The premises are situated in a prominent position on Mount Pleasant with a commanding frontage location close to the junction of Mount Pleasant with Hope Street. The building is of modern construction with a flat roof behind a parapet. The property provides a rare opportunity to acquire a fully self-contained building with on site car parking to the rear in the heart of the Knowledge Quarter.

The subject property is situated on the southerly side of Mount Pleasant. The property lies adjacent to the Liverpool Hope University campus and within close proximity to new Royal Liverpool Hospital and both Liverpool University and Liverpool John Moores(LJMU) campuses.

Mount Pleasant lies in close proximity to Liverpool Science Park and Paddington Village, Liverpool City Council's £1 billion flagship development site, is located at the eastern gateway to the knowledge quarter liverpool (kq liverpool) innovation district and has been earmarked for up to two million sq.ft. of science, technology, education, health and residential development. At 30 acres, Paddington Village is a sizeable urban village which is being developed in phases, with the central phase well underway. The development is a great place to live, work, learn and discover with high quality Grade A workspace, education and health facilities, an upscale hotel, residential opportunities and is surrounded by high quality public realm.

Liverpool City Centre lies approximately 1.5miles to the West and is served by many local bus routes and Lime Street mainline train Station which links to the Merseyrail system and national rail links is only 0.5 miles to the south west.



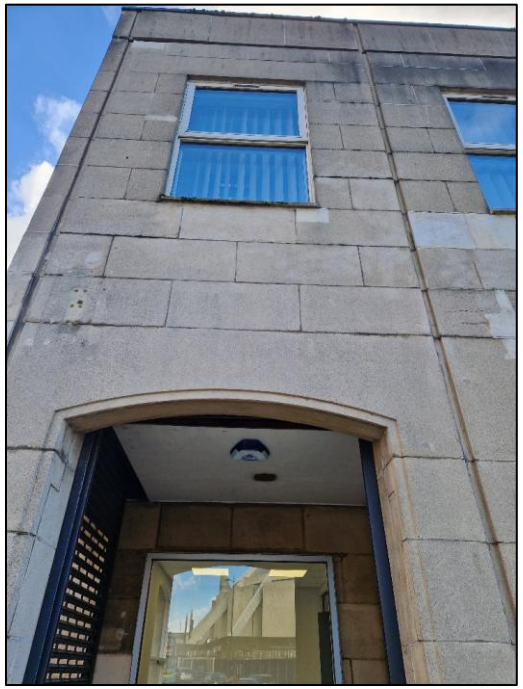
Road The immediate locality is served by the M57, M56, M62, M58 and M6 making it an excellent strategic location in which to serve the Northwest of England and wider UK.

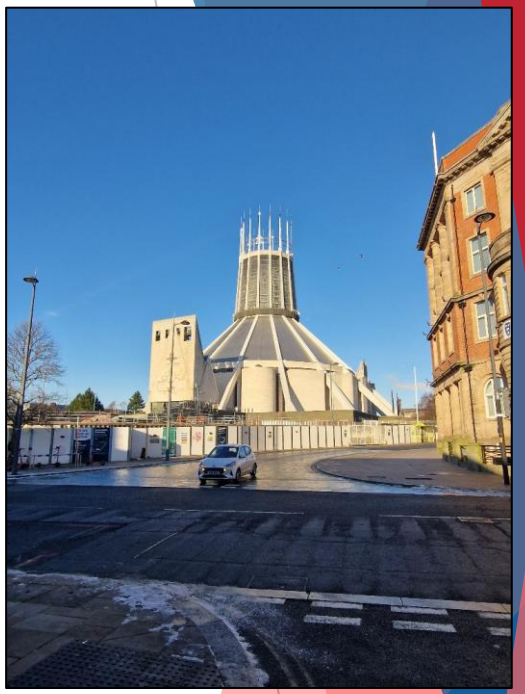
Rail Liverpool Lime Street Station which is served by Avanti West Coast, as well as regional and local trains is located 0.5 miles from the property. The station has major railway connections providing approximate journey times of 40 minutes to Manchester, 1 hour 30 minutes to Birmingham and 2 hours 12 minutes to London Euston.

Air Liverpool John Lennon Airport is within 12 miles (19km) of Knowsley. It is a hub for Europe's two largest low-cost airlines, EasyJet and Ryanair, handling over 5 million passengers in 2018. There are regular scheduled flights to domestic and European destinations, as well as charter flights, to over 60 destinations.

Sea The Port of Liverpool is ranked among Britain's main container ports and is the country's major gateway for trade with the United States and Canada, serving more than 100 global destinations. The £400m deep sea container terminal known as Liverpool2 and the Royal Seaforth Container Terminal handle nearly 900,000 TEUS (20ft container units) a year.

- Established commercial location with excellent transport links close to Liverpool City Centre.
- Prominent location on Mount Pleasant close to Royal Liverpool Hospital and adjacent Liverpool University, Hope University Campus, LJMU and Liverpool Science Park.
- Secure on-site parking provision for 15 vehicles.





DESCRIPTION

The property comprises a modern 1960's building. The property is of traditional concrete frame construction.

ACCOMMODATION

104.29 sq.m. (1,122 sq.ft.)

SPECIFICATION

Features include:-

- Prominent frontage with independent entrance
- Excellent natural light
- On site car parking (2 spaces)
- Central heating.
- Partitioned offices, meeting room
- Self contained kitchen/wc's

SERVICE CHARGE

The ingoing tenant will be responsible for a fair proportion of the landlords outgoings in connection with the upkeep of the building and estate service charge contribution.









RENTAL

£27,500 per annum exclusive.

LEASE TERMS

The property is available by way of a new lease for a flexible term 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, stamp duty and any other consents thereon.



CONTACT/VIEWING

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

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Mobile: 07970 837 454

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Details Prepared November 2026

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CHARTERED SURVEYORS