

# TO LET

(By Way of Assignment or Shorter  
12 Month Flexible Term  
Available)

High Quality Refurbished  
4<sup>th</sup> Floor Accommodation  
FULLY FITTED, FURNISHED AND  
NETWORKED

3,576 sq.ft. (332.2 sq.m.)

**ONE DERBY SQUARE  
LIVERPOOL  
L2 9QR**







## LOCATION AND DESCRIPTION

One Derby Square lies at the junction of Castle Street and Lord Street, overlooking the historic Derby Square, at the heart of the City's central business district. The QE!! Law Courts, Town Hall, Liverpool ONE and James Street Mersey Rail station are all within a two-minute walk of the prestigious reception area. Pret-a-Manger is on the ground floor and there are hotels, restaurants and coffee bars to cater for every taste, right on your doorstep. This is a location that offers the best for your business, your staff and your visiting clients.

The accommodation is approached via an attractive corridor directly off the main lift lobby. The accommodation has been tastefully partitioned to create a modern working environment incorporating meeting, collaboration space, break out area and a series of private offices.





## ACCOMMODATION

The whole building has been thoughtfully refurbished to Grade A standard ensuring that the accommodation will exceed the expectations of a discerning occupier.

New WC and shower facilities have been installed on all floors.

## SPECIFICATION

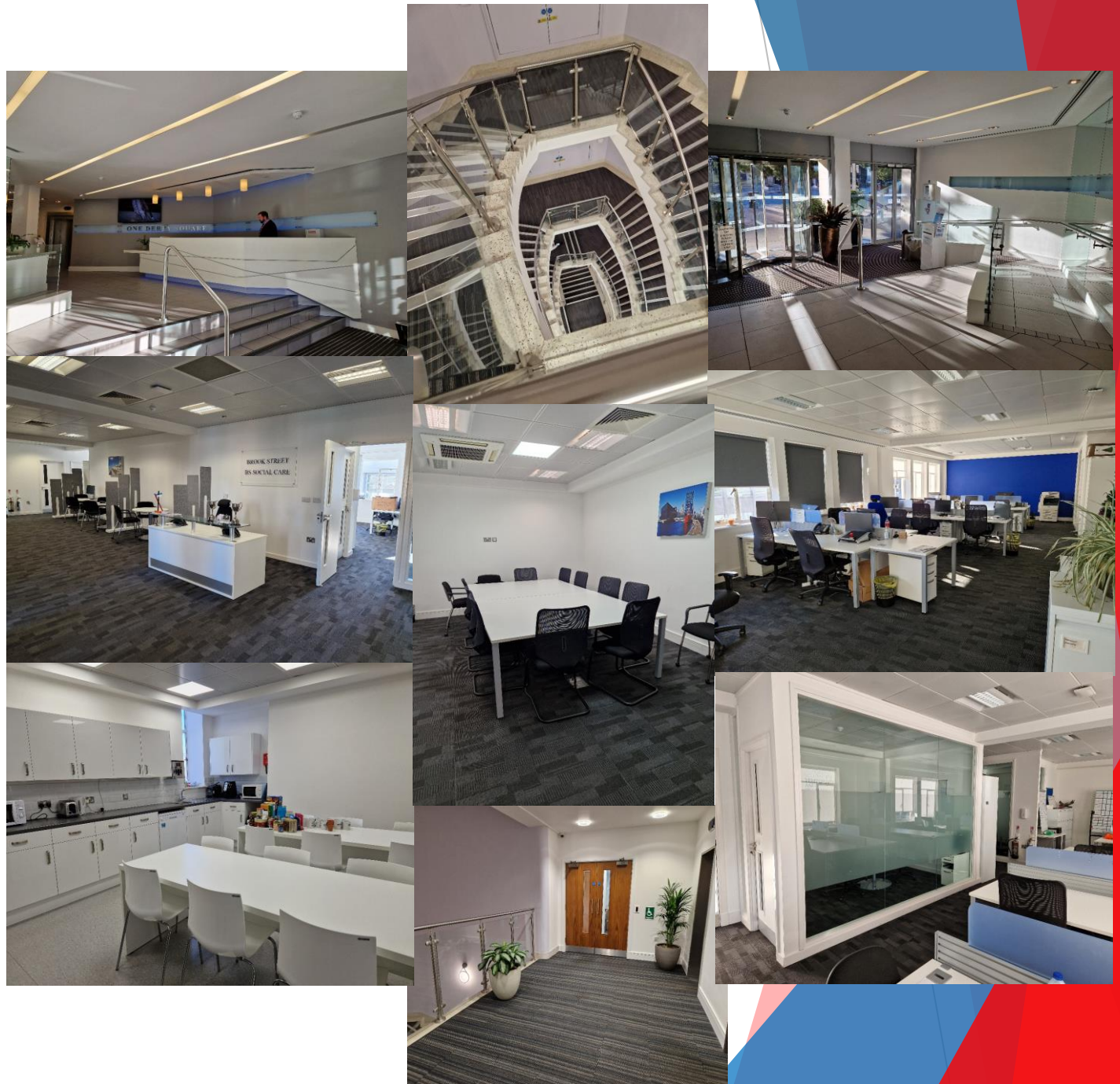
- 2-Pipe vrf heating/cooling system
- Full access raised flooring system utilising steel encapsulated tiles
- LED compliant lighting providing a minimum 400 lux lighting level (on PIR detectors)
- Minimum loading of 3.5kn/m.sq., plus 1.0kn/m.sq. for partitions
- Three refurbished /restyled lifts
- Toilet and shower facilities
- Staffed reception
- Exceptional ceiling height with double height windows
- EPC rating on application to agents

## FLOOR AREA

3, 576 sq.ft.      (332.2 sq.m.)

## SERVICE CHARGE

Under the terms of the existing lease the tenant is responsible for a fair proportion of the landlords outgoings in connection with the upkeep of the building including inter alia cleaning and lighting of common parts, lift maintenance, external repairs, caretaking and security.



## PASSING RENT

£55,000 PER ANNUM EXCLUSIVE (£15.38 PSF)

## LEASE TERM/EXISTING LEASE

10 years from the 18/6/2015 expiring on the 17<sup>th</sup> June 2025. Our clients will consider an assignment of their existing lease albeit shorter flexible terms from 12 months duration will be considered (subject to status). Longer lease terms may be available from the landlord direct subject to further agreement / negotiation.

## 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

[brianricketts@hwandp.co.uk](mailto:brianricketts@hwandp.co.uk)

Tel No. 0151 227 3400

Mobile: 07970 837 454

[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

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