

# TO LET HIGH QUALITY REFURBISHED OFFICES

1,399 sq.ft. (129.9 sq.m.) -  
4,879 sq.ft. (453.2 sq.m.)

**14-20 PALL MALL,  
LIVERPOOL  
L3 6AL**



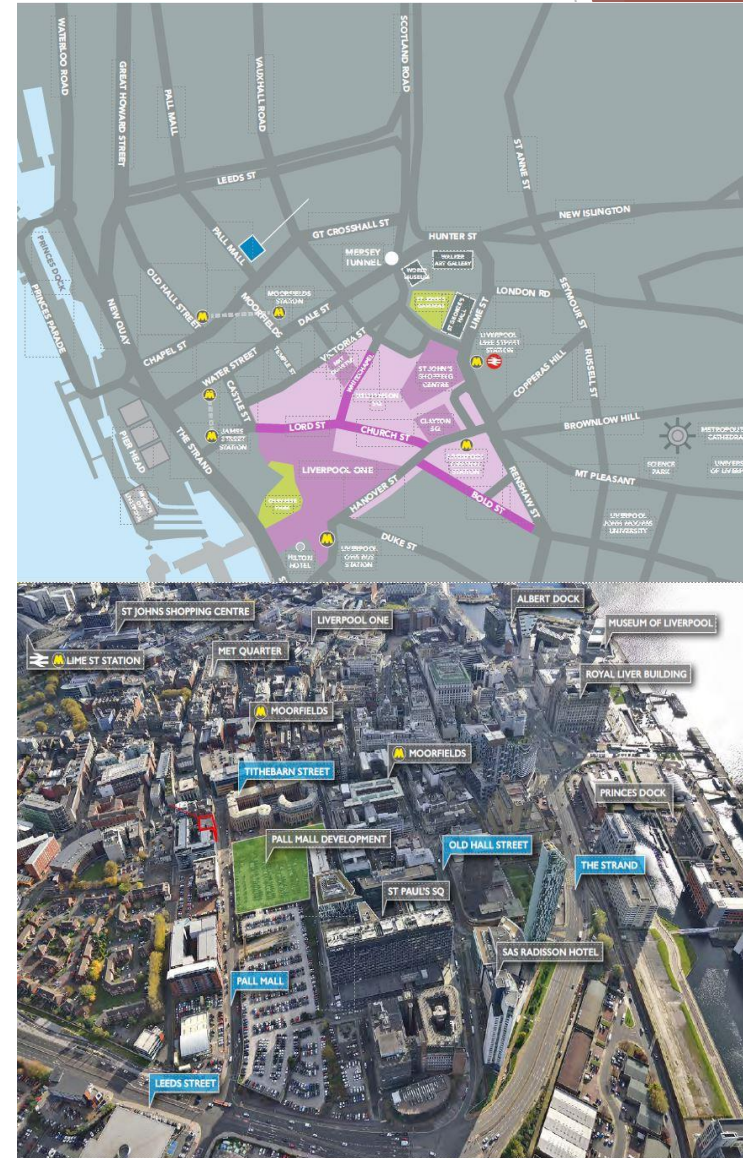
## LOCATION

Pall Mall is approximately 100 metres from its junction with Tithebarn Street, in a vibrant mixed use area of Liverpool city centre. There are a range of office, residential and commercial uses in the immediate vicinity.

The property is adjacent to Liverpool's prime office core and is directly opposite a cleared 3 acre site on the south western side of Pall Mall scheduled for a £200m development scheme. In October 2019 developers of the site obtained planning permission for a 112,000 sq.ft. office building, a 281 bedroom hotel, public realm works and two further office buildings.

## DESCRIPTION

Moffat House comprises a multi-level office building arranged over basement, ground and five upper floors. The ground floor provides approximately 8 secure car parking spaces and upper floors 1-5 are fitted out as high quality offices served by a ground floor reception and 8 person passenger lift. The office specification includes suspended ceilings, Cat II lighting and oil fired central heating.

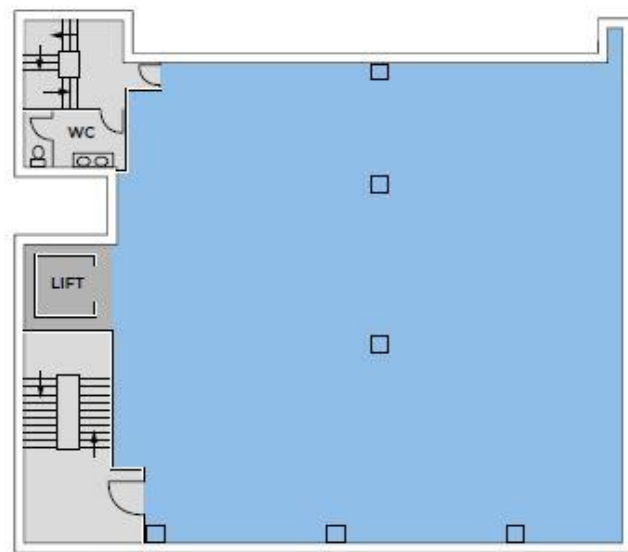




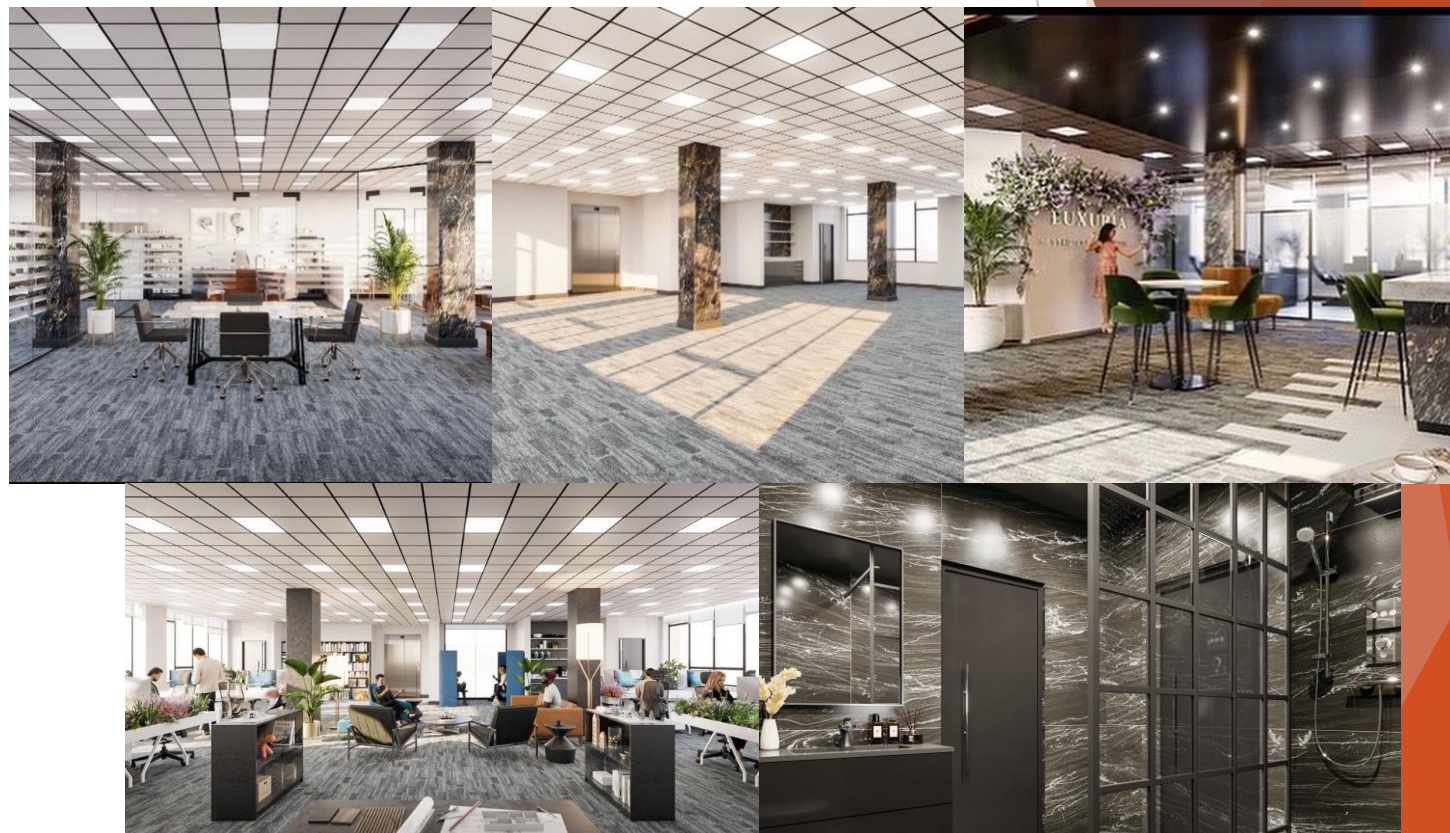
## ACCOMMODATION

The property has the following Net Internal Areas:

Third Floor	1,745 sq.ft.	(162.14 sq.m.)
Fourth Floor	1,735 sq.ft.	(161.17 sq.m.)
Fifth Floor	1,399 sq.ft.	(129.96 sq.m.)
<b>TOTAL</b>	<b>4,879 sq.ft.</b>	<b>(453.27 sq.m.)</b>



Indicative upper floor plan. Not to scale.



## LEASE TERMS

Flexible leases are available for a term of years to be agreed. Further details on request.

## RENTAL

Available upon Request ( subject to specification).

## SERVICE CHARGE

A service charge will be levied to cover the costs of landlords usual services. Further details upon request.

## EPC

Available upon request.

## 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 in connection with the preparation of the lease and any stamp duty thereon.

## VAT

This property is opted for tax and therefore VAT is levied on the rental element of any letting.

Misrepresentation Act 1967. These details are provided 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.



## CONTACT/VIEWING

For any further information please contact Hitchcock Wright & Partners

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

0151 227 3400

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

Or

CBRE

[Andrew.Byrne@cbre.com](mailto:Andrew.Byrne@cbre.com)

Details Updated June 2023

**Hitchcock Wright**  
Chartered Surveyors & Partners

**CBRE**

0151 224 7666

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