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TO LET



FULLY REFURBISHED LOWER GROUND FLOOR OFFICE  
SUITE  
GRANITE BUILDINGS  
STANLEY STREET  
LIVERPOOL

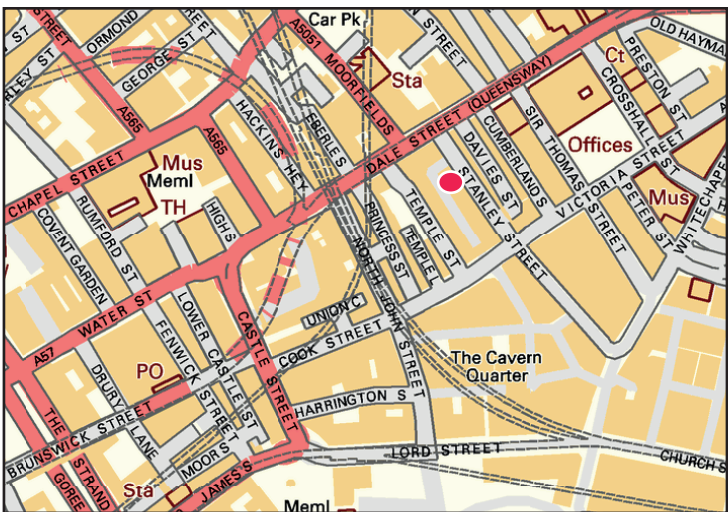
135.9 sq m ( 1,452 sq ft)

CONTACT HITCHCOCK WRIGHT

0151 227 3400

Castle Chambers 43 Castle Street Liverpool L2 9SH

# STANLEY STREET LIVERPOOL



## LOCATION & DESCRIPTION

Granite Building is a highly prominent property located close to the junction of Stanley Street with Dale Street and within the prime business core. The building comprises basement, ground floor and four upper floors and is of traditional construction with an impressive granite facade.

## AVAILABLE ACCOMMODATION

Lower Ground Floor 135.9 sq. m. 1,452 sq.ft.

## RENTAL

£8,712 per annum exclusive.

## LEASE TERMS

The unit is available on a new lease for a term to be agreed, in accordance with our client's standard form of lease for the building.

## SERVICE CHARGE

The ingoing tenant is to be responsible for a fair proportion of the landlords outgoings to include inter alia, cleaning and lighting of common parts, heating, lift maintenance, caretaking and security etc.

## 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.

## VIEWING & FURTHER INFORMATION

For viewing and further information please contact Brian Ricketts, Hitchcock Wright & Partners.

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Details Prepared November 2018  
Subject to Contract

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