

# STATE HS.

DALE STREET LIVERPOOL L2 4TR

## TO LET CONTEMPORARY OFFICE SPACE

- NEWLY REMODELLED, FULLY AIR  
CONDITIONED, STYLISH OFFICE SPACE
- IDEAL CITY CENTRE LOCATION
- FULLY SELF CONTAINED SPACE





## DESCRIPTION

State House comprises of ground and eight upper floors accessed via the main lift foyer, all floors are of a flexible rectangular shape.

The building has been remodelled to create contemporary designed and styled accommodation that exceeds the demands of today's office occupier.

Common areas are bright yet minimalist in design.

Offices have an abundance of windows which create high levels of natural light. Suites are regular in shape providing total flexibility for space planning.



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## SPECIFICATION

- Feature spot lighting
- Under floor power
- Low static carpeting
- Full decoration
- Self contained WC and kitchen facilities to each suite
- Air conditioning

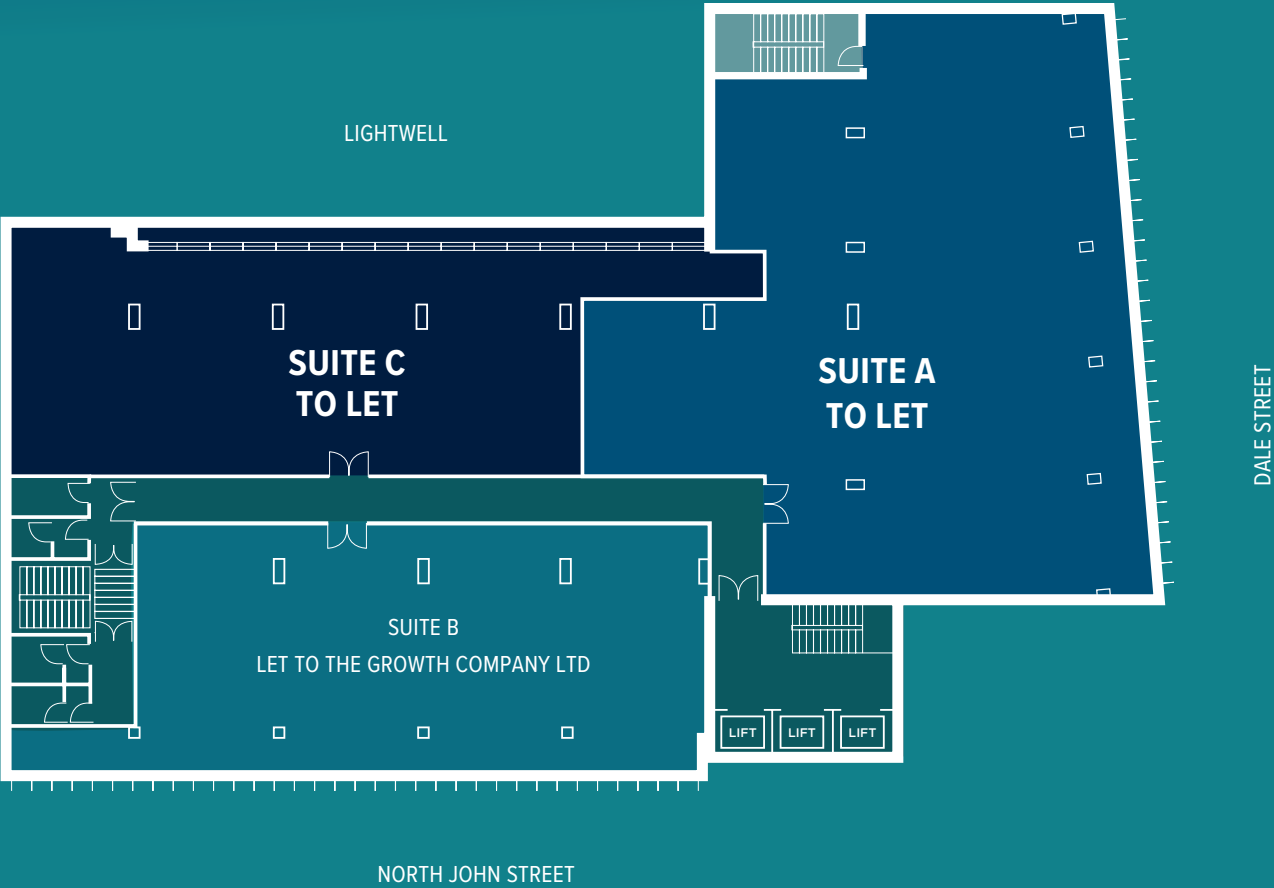


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ACCOMMODATION

	SQ M	SQ FT
Suite A	299.3	3,222
Suite C	191.8	2,065

FIRST FLOOR



## AMENITIES



### BUILDING

The main entrances are covered by CCTV cameras which are linked to monitors and recording equipment.



### SECURITY

Door access to occupiers via a key pad operated security system. 24hrs a day, 7 days a week.



### INTERNET ACCESS

Dedicated Internet Access available within 24 Hours – Up to 10Gbps available via Telcom or Baltic Broadband.



### KITCHEN FACILITIES

Self contained kitchen facilities to each suite.



### RESTAURANTS & LEISURE

The close by Castle Street, Liverpool One and the surrounding area offers a wide selection of bars, restaurants and leisure facilities.



### RAIL

Moorfields and James Street Merseyrail stations are a few minutes walk, with connections to the Wirral, the Northern Line and the main line station - Liverpool Lime Street.



### BUS

Regular bus services run along Dale Street and the Liverpool One Bus station is a 9 minute walk, with Queens Square Bus Station 7 minutes walk.



### PUBLIC CAR PARKS

There are several public and private car parks within a few minutes walk of the building.

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## LOCATION

State House occupies a highly prominent position in the heart of Liverpool City Centre.

The building is situated within the Central Business District on the corner of Dale Street and North John Street. It is within 200m of the retail quarter and 400m of the Liverpool One shopping sector.

Castle street and it's wealth of restaurants and bars is only a short walk away.

The building is also perfectly located to take advantage of some of the City's popular cultural attractions, including the Albert Dock, the World Museum Liverpool, the Empire Theatre, The Royal Court Theatre, The Playhouse Theatre, St George's Hall, Central Library and the Walker Art Gallery.

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## Retail/Leisure

- 1 Liverpool ONE
- 2 The Met Quarter
- 3 Museum of Liverpool
- 4 M&S Bank Arena  
ACC Convention Centre  
Exhibition Centre Liverpool

## 5 Castle Street area restaurants/bars:

- San Carlo
- The Ivy
- Bacaro
- Restaurant Bar & Grill
- The Alchemist
- Castle Street Town House
- Elif
- Pho
- So Salsa
- Rudys Pizza
- BoBo
- Mowgli
- McGuffie & Co
- Fazenda
- El Gato Negro
- Riva Blu

## 6 Albert Dock restaurants:

- Gusto
- Lerpwl
- Lunya Lita
- Maray
- Madre
- Miller & Carter
- Panam
- Revolución de Cuba

## Hotels:

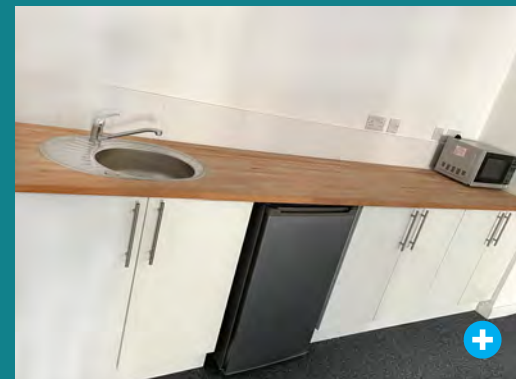
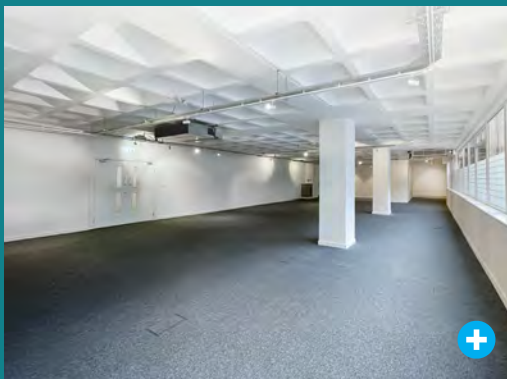
- 7 Hard Days Night
- 8 Hotel Indigo
- 9 Travelodge
- 10 Crowne Plaza
- 11 Malmaison
- 12 Atlantic Tower

- 13 Radisson Blue
- 14 Inside

## Travel

- M Liverpool ONE Bus Station
- M James Street Station - James St Entrance
- M James Street Station - Water St Entrance
- M Moorfields Station - Moorfields Entrance
- M Moorfields Station - Old Hall St Entrance





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## STATE HS. Directory

Floor 1

Floor 2

Floor 3

Floor 4

Floor 5

Floor 6

Floor 7

Floor 8







**TO LET**  
ENJOY WORKING IN OUR  
NEWLY REMODELLED, STYLISH  
OFFICE SPACE...

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FROM  
**£10**  
PER SQ FT

BENEFIT FROM OUR IDEAL  
CITY CENTRE LOCATION AND  
A BUILDING THAT OFFERS  
EXCELLENT DIGITAL  
CONNECTIVITY!

For more information  
please contact the  
joint sole agents

**Hitchcock Wright**  
0151 227 3400  
brian@hitchcockwright.co.uk

**Mason Owen**  
0151 227 3400  
liam.barlow@masonowen.com







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Floor 1

Floor 2

Floor 3

Floor 4

Floor 5

Floor 6

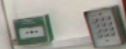
Floor 7

Floor 8

TELECOM

000E 55-1110  
000E 55-1110  
000E 55-1110









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## RENT

Rent on application.

## TERMS

The property is available by way of a new lease on terms to be agreed.

## BUSINESS RATES

Contact the agents for further details.

## EPC

The Energy Performance Certificate is available on request.

## VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal fees incurred in the transaction.

## ANTI-MONEY LAUNDERING

A successful applicant will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

## FURTHER INFORMATION

For further information, or to arrange a viewing, please contact the joint agents:



**Hitchcock Wright**  
Chartered Surveyors & Partners

**0151 227 3400**

BrianRicketts@hwdp.co.uk

**Mason Owen**

0151 242 3000  
masonowen.com

liam.barlow@masonowen.com

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