

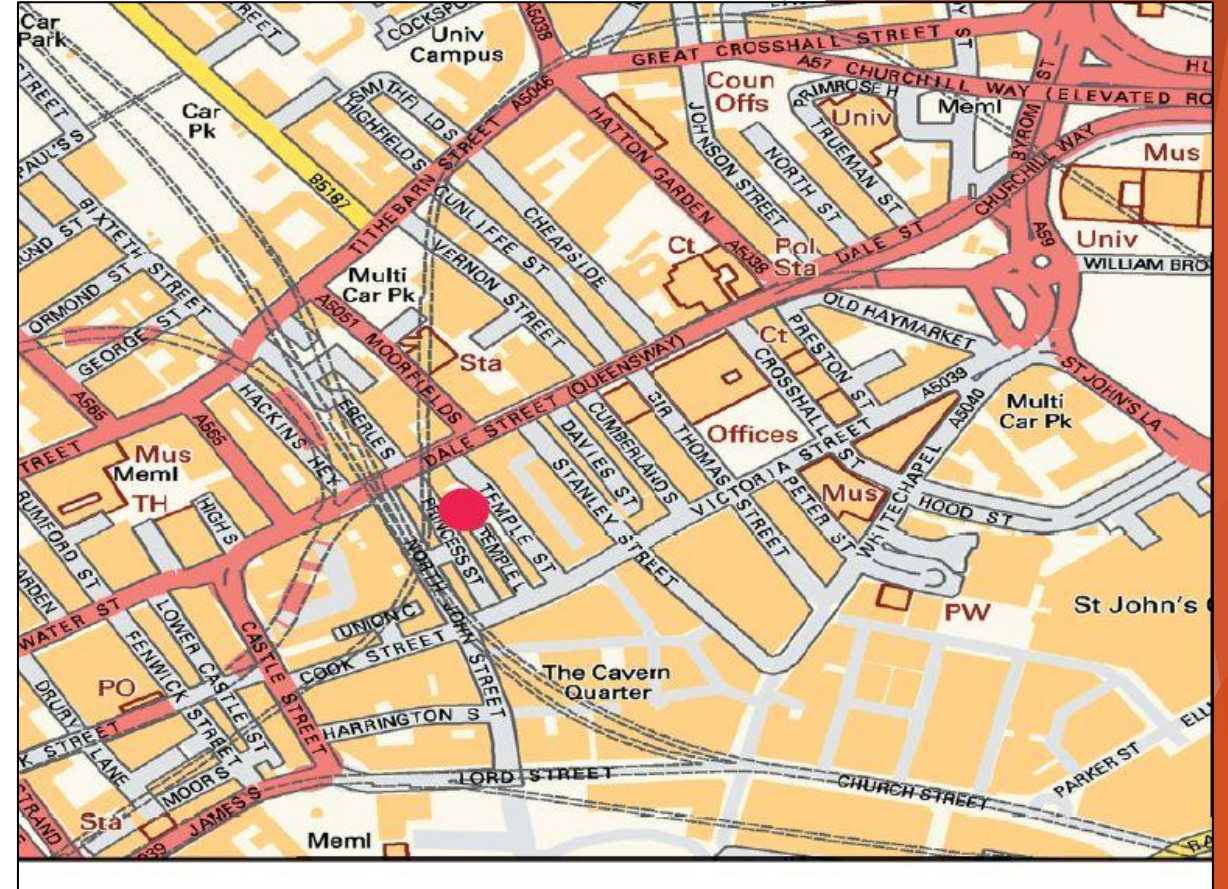
TO LET

**Contemporary Fully
Fitted and Networked
1st Floor Office Suite
Architecturally Designed
with Roof Terrace**

2,763 sq.ft.(256.7 sq.m.)

**12 TEMPLE COURT
TERRACE, LIVERPOOL,
L2 5RH**





ACCOMMODATION

First Floor	2,763 sq.ft.	256.7 sq.m.
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LOCATION

The subject property is located on Temple Street overlooking Temple Square which provides an attractive landscaped courtyard setting within the heart of Liverpool City Centre.

The building lies within easy reach of not only the main commercial and retail cores of the City Centre, but equally within only a short walk of Moorfields Merseyrail Station.

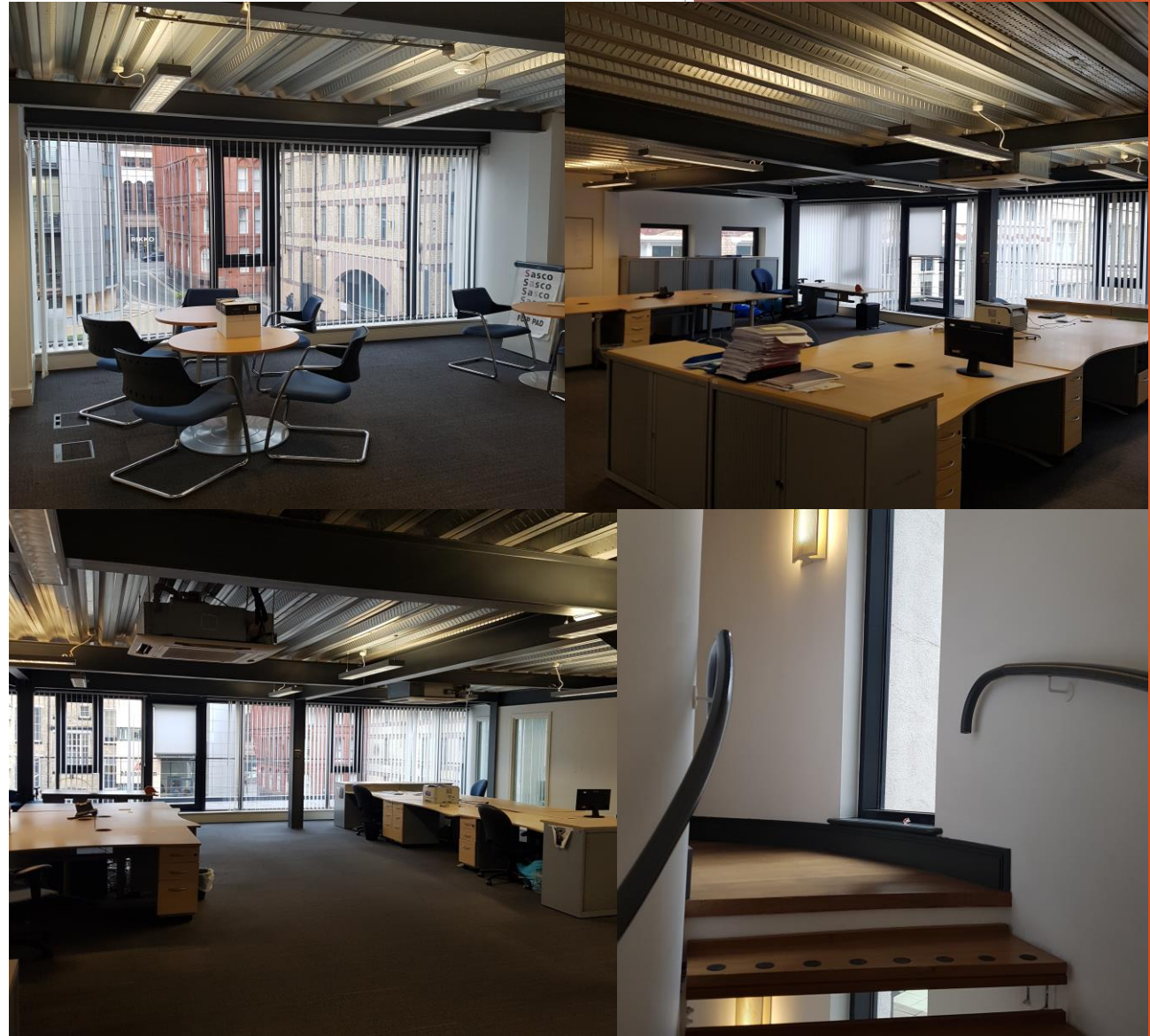


DESCRIPTION

The property provides a striking modern fully glazed office building located on ground floor and 2 upper floors with independent access provided to the vacant first floor via a separate entrance with return staircase and lift off Temple Street.

The vacant floor benefits from excellent levels of natural light and has been fitted out to a Grade A standard with raised access floors and air conditioning throughout.

Self contain male/female and disabled toilets plus kitchen facilities are located to the rear of the floor, whilst internally the suites benefit from exposed metal decked ceilings together with LG3 lighting. The floor has the added benefit of a private terrace area overlooking the central piazza.



LEASE TERM

The property is available by way of a new FR&I lease for a term to be agreed.

RENTAL

Upon request.

SERVICE CHARGE

The ingoing tenant will be responsible for payment of a service charge to cover the ongoing maintenance of the building and services provided.

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.

EPC

An EPC has been commissioned, further information is available upon request.

VAT

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



CONTACT/VIEWING

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

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