

TO LET

Fourth Floor Office Suite

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£21,750 per annum



59-61 Tithebarn Street, Liverpool L2 2SB

DESCRIPTION

The office suite is located on the fourth floor of 61 Tithebarn Street, a converted Victorian warehouse in the heart of Liverpool's commercial district. The suite provides a bright, open-plan workspace that has been recently refurbished and is available for immediate occupation.

The property benefits from excellent transport links, with Moorfields Train Station just a few minutes' walk away, providing convenient access to the Merseyrail network and national rail services. Liverpool Lime Street Station is also within easy reach, ensuring excellent connectivity for commuters and clients alike.

SPECIFICATION

The premises benefit from the following features:

- 24/7 Access
- Cat 2 Lighting
- Recently Refurbished: Freshly painted throughout with new carpets installed.
- Flexible Layout: Open-plan workspace with dedicated private meeting rooms.
- Private Balcony
- Kitchenette
- Intercom & Telecom System
- Excellent Natural Light

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of measuring Practice (6th Edition) and provide the following approximate areas:

135 sq. m (1,450 sq. ft.)

RENT

£21,750 per annum exclusive of VAT.

SERVICE CHARGE

£3,625 per annum. Service charge information available upon request.

EPC

Certificate No. TBC
Rating: TBC

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

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.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Brian Ricketts, John Barker or Sam Pearce of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
E-mail: brianricketts@hwardp.co.uk
johnbarker@hwardp.co.uk
sampearse@hwardp.co.uk

Subject to Contract

Details Prepared March 2025



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