

25-31

WILLIAMSON ST.

LIVERPOOL L1 1EB

TO LET 5,372 SQ FT (499 SQ M)

**FULLY FITTED
OFFICE/
COMMERCIAL
SPACE
SUITABLE FOR
A VARIETY OF
USES (STP)**

**OVER GROUND
AND 2 UPPER
FLOORS**





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DESCRIPTION

25-31 Williamson Street comprises of ground and two upper floors accessed via Williamson Street. 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.

The accommodation is appealing to a multiplicity of potential end users but in particular vocational/ educational training, small niche professional practices such as architectural and building services, accountants, solicitors and recreational /therapy type uses such as beautician/aesthetics and estate agency/letting management, medical related uses etc.

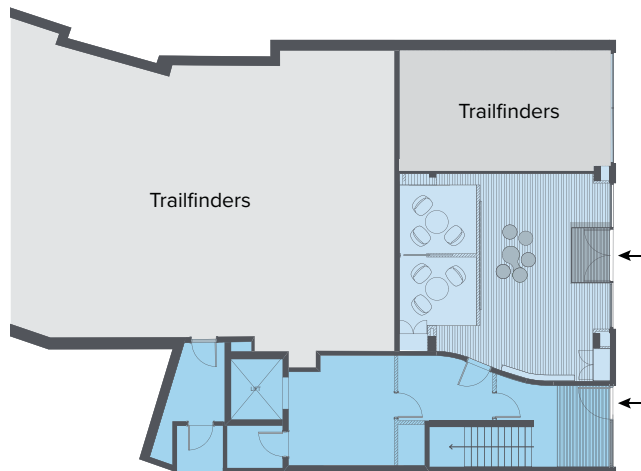


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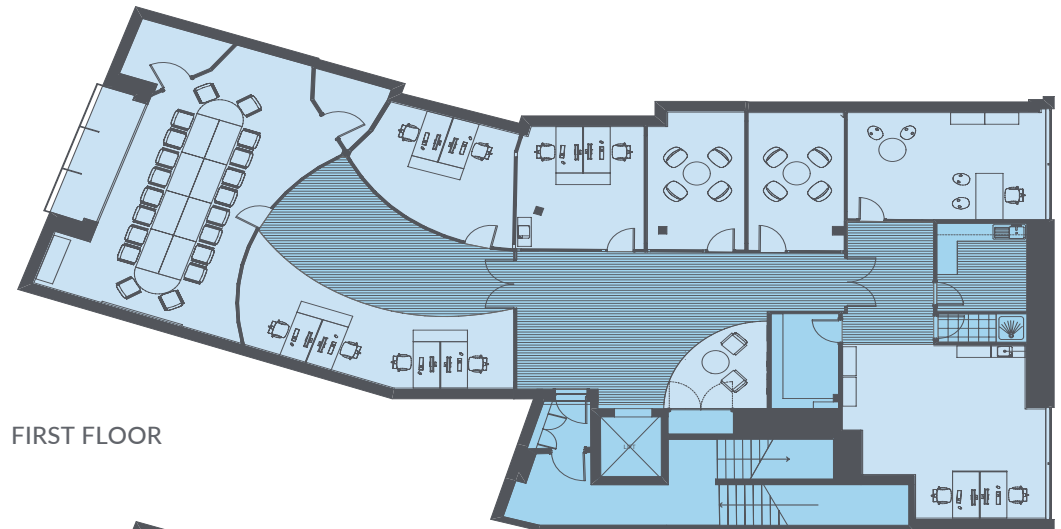
SPECIFICATION

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

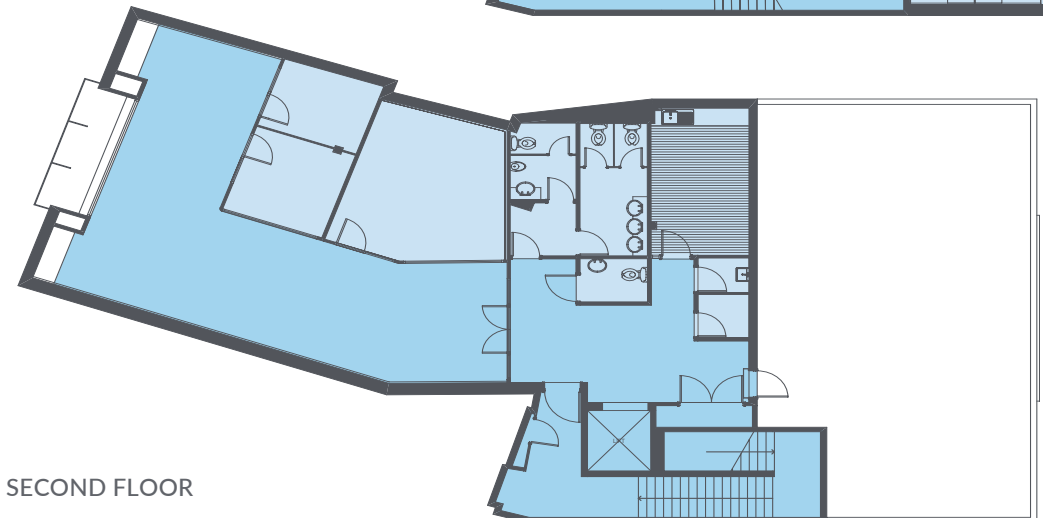
FLOOR PLANS



GROUND FLOOR



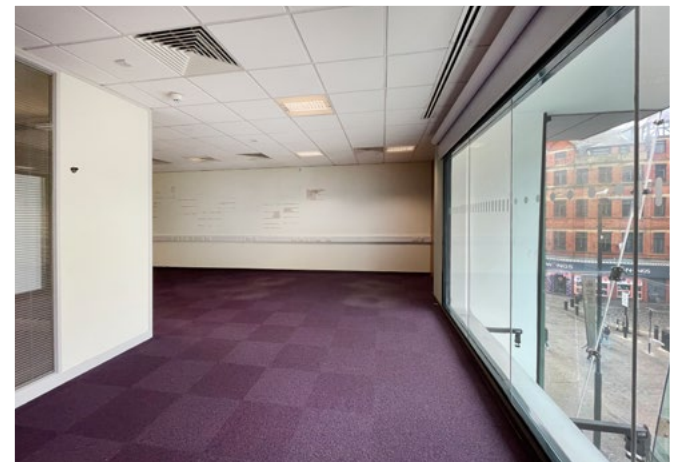
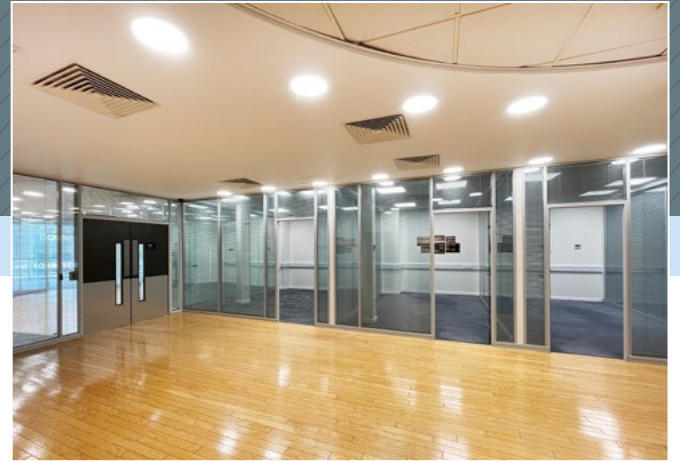
FIRST FLOOR



SECOND FLOOR

ACCOMMODATION

Area	sq m	sq ft
Ground Floor	44	472
First Floor	288	3,100
Second Floor	167	1,800
Total GIA	499	5,372



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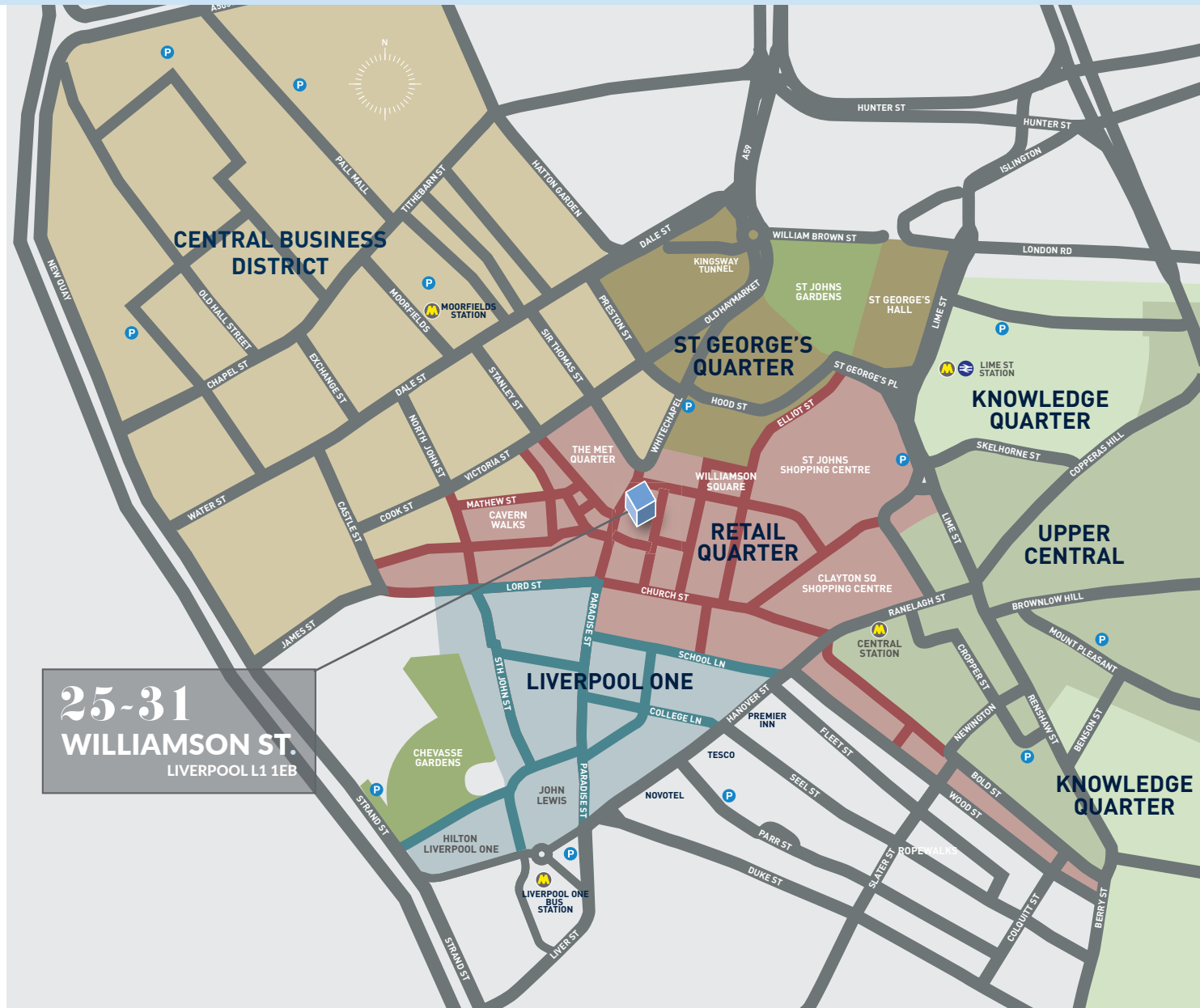
LOCATION

25-31 Williamson St 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 | Mowgli |
| Bacaro | Viva Brazil |
| Restaurant Bar & Grill | McGuffie & Co |
| The Alchemist | Fazenda |
| Castle Street Town-House | El Gato Negro |
| | Bouchon |
| | Riva Blu |






6 Albert Dock restaurants:

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

Hotels:

- | | |
|-------------------|------------------|
| 7 Hard Days Night | 13 Radisson Blue |
| 8 Hotel Indigo | 14 Inside |
| 9 Travelodge | |
| 10 Crowne Plaza | |
| 11 Malmaison | |
| 12 Atlantic Tower | |

Travel

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

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LEASE TERMS

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

EPC

An EPC is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

VAT will be charged where applicable at the prevailing rate.

CONTACT

For further details or to arrange an inspection please contact:

**Hitchcock Wright
& Partners**
CHARTERED SURVEYORS
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Brian Ricketts

BrianRicketts@hwandp.co.uk



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