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**City Centre Branch**

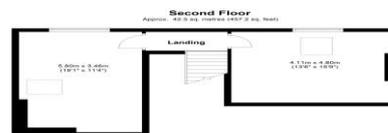
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**South Liverpool Branch**

342 St Mary's Road | Cressington | L19 0NQ  
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0151 427 1986



- Serviced office accommodation
- Available to let individual offices or entire floors/building
- Great location near Mossley hill train station
- Flexible lease terms
- On site parking
- Catt 2 lighting throughout



**Rose Lane, Liverpool**  
L18 8ES



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Serviced office accommodation available to let on flexible lease terms. Rose hill house benefits from a great location off Rose lane in south Liverpool with easy access to Allerton road and Aigburth road and also within one minutes walk off Mossley hill train station which directly links to the city centre and Liverpool south parkway. The property offers flexible office space with a ground floor reception area and communal WC facilities throughout. Off road parking is available. All offices have Catt 2 lighting and Cat 5 data cabling throughout. Gas, electric and water is included. Internet and telephone is not included. The following office rooms area available, office rooms can be leased individually or combined and consideration would be given to granting a lease for the entire building or by floor.

**Ground floor** approximate net internal areas:

Reception area

Office 1 - 220 sq ft

Office 2 - 63 sq ft

WC Accessible WC

Office 3 - 220 sq ft

Office 4 - 50 sq ft

Office 5 - 222 sq ft

Office 6 - 111 sq ft

Office 7 - 112 sq ft

**1st floor**

Office 8 - 206 sq ft

Kitchen within 70 sq ft

WC

Office 9 - 125 sq ft

Office 10 - 72 sq ft

Office 11 - 120 sq ft

Office 12 - 159 sq ft

Office 13 - 159 sq ft

Office 14 - 173 sq ft

Office 15 - 100 sq ft

**2nd floor**

Office 16 - 208 sq ft

Office 17 - 216 sq ft

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**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.