



TO LET

147-161 Richmond Row,
Liverpool, L3 3BU

- First Floor Office Accommodation
- Great Location and close to Local Amenities
- Total Net Internal Area 233.29 sq m (2,511 sq ft)
- Flexible terms

TO LET

147-161 Richmond Row, Liverpool, L3 3BU

Location

The subject property is located fronting Richmond Row, at its junction with Fox Street and close to the main arterial route (New Islington) into Liverpool City Centre, approximately 1 mile West. The immediate surrounding area is predominantly Industrial in nature however provides direct access to the amenities of the city centre and good links to the local motorway networks (M62).

The Property

The premises comprises a self contained first floor office accommodation within a two-storey mixed use building. Internally, the property is currently fit out to a high standard benefiting from carpet tile flooring, suspended ceiling throughout incorporating recessed fluorescent strip lighting, comfort cooling system in situ, UPVC double glazing and kitchenette and W.C facilities. The premises also benefits from dual access to the first floor, 24 hour CCTV and alarm system, fire alarm system throughout and car parking for up to 10 cars.

Can be let as a whole excluding outgoings or let separate inclusive of bills.

Accommodation

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

First Floor

Office 1: 26.9 sq m (289 sq ft)

Office 2: 52.39 sq m (563 sq ft)

Office 3 : 48.9 sq m (526 sq ft)

Open plan office/Reception: 129.31 sq m (1,391 sq ft)

Kitchen: 12.5 sq m (134.55 sq ft)

Male W/C- Not Measured

Female W/C- Not Measured

Total Net Internal Area: 233.29 sq m (2,511 sq ft)

Tenure

The premises are available to let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rates

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3068 or www.voa.gov.uk/business rates

EPC

The Energy Performance Asset Rating is Band D76. A full copy of the EPC is available upon request.

Rent

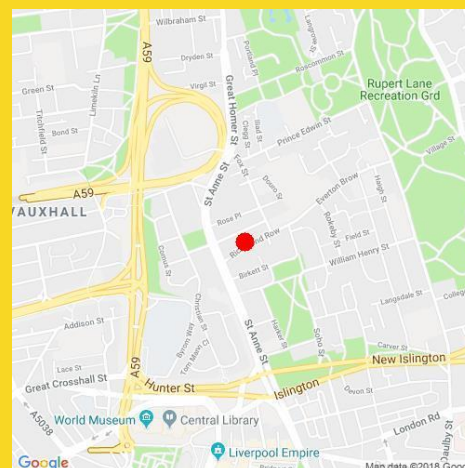
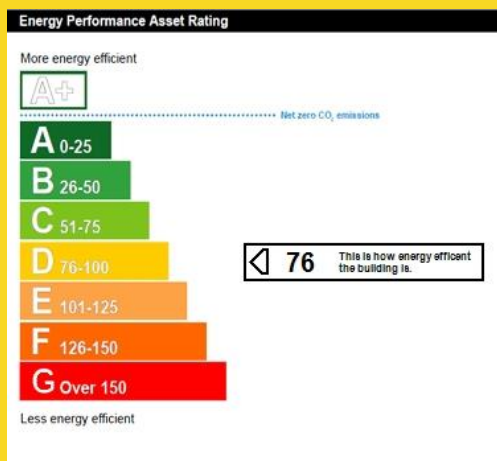
£14,000 per annum

Viewings

Strictly by appointment via the sole agents SK Real Estate – Tel: 0151 207 9339

Contact: Lucy Christian

(lucy.christian@skrealestate.co.uk)



Disclaimer: Consumer Protection From Unfair Trading Regulations 2008: SK Real Estate for themselves and for the Vendors and Lessors of their property whose agents they are give notice that: (a) these particulars are set out as a general outline for the guidance of intending Purchasers or Lessors and do not form part of an offer contract, (b) all dimensions, reference to conditions and other details are given in good faith and are themselves by inspection or otherwise as to the correctness of each of them, (c) SK Real Estate nor any person in their employment has any authority to make or give any representation or Warranty whatsoever in relation to this property

