



TO LET

64 St Anne Street, Liverpool,
Liverpool, L3 3DY

- Three Storey Office Building
- Close Proximity To City Centre
- Excellent Location On Main Arterial Route
- Total Net Internal Area: 526.8 sq.m (5,670 sq.ft)

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Location

The subject property is located fronting onto St. Anne Street (B5186), at its junction with Mansfield 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 excellent office accommodation, situated within three storey end terrace new build premises. Internally, the property is currently fit out to a high standard benefitting from carpet tile flooring, suspended ceiling throughout incorporating recessed fluorescent strip lighting, comfort cooling system and kitchenette and W.C facilities. Externally, the property benefits from double glazed aluminum framed windows, kerbside car parking to the front of the subject premises and secure parking provision for ten vehicles to the rear.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate net internal area:

Ground Floor: 189.4 sq.m. (2,038 sq.ft.)

First Floor: 162.2 sq.m. (1,745 sq.ft.)

Second Floor: 175.2 sq.m. (1,986 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.

EPC

A full copy of the EPC is available upon request.

Rates

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Rent

£40,000 per annum

Equating to circa £7.00 per sq. ft.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)

