



TO LET

Lombard Chambers, 2nd Floor,
Ormond Street, Liverpool, L3 9NA

- City Centre Location in the Heart of the Business District
- Self Contained Office Suite
- Total Approx NIA: 54.4 sq.m (586 sq.ft)

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Location

The available suite is located within Lombard Chambers, which is an attractive Grade II listed building fronting Bixteth Street at its junction with Ormond Street in the heart of Liverpool central business district. Lombard Chambers is ideally placed for the city's public transport facilities and there is ample contract and kerbside parking available within close proximity.

The Property

The subject accommodation provides a self contained office suite on the second floor ready for immediate occupation. The accommodation benefits from carpeted flooring throughout, surface mounted fluorescent strip lighting, A/C climate control, and large timber sash windows which allow considerable natural light into the office suites. There are shared kitchen and WC facilities located on the ground floor within the building and a passenger lift provides access to all floors.

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:

Net Internal Area: 54.4 sq.m (586 sq.ft).

Tenure

The premises are available to let by way of a full

Repairing and Insuring Lease for a term to be agreed.

EPC

We understand the property has an EPC Rating of D. Further details 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

£7,500 per annum

Additional Information

Rent payable is inclusive of all other outgoings including service charge, insurance, rates, water and VAT. Tenant will be responsible for their own electricity usage

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)

