



## TO LET

24 Norton Street, Liverpool,  
L3 8PY

- City Centre Location
- Flexible Short Term Leases Available
- Suitable For A Number Of Uses, Subject To Planning
- Net Lettable Area: 215.3 sq.m (2,318 sq.ft) - 2,784 s.m (29,392 sq.ft)

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### Location

The property is situated fronting onto Norton Street as it's junction with Kempston Street located in the heart of Liverpool's Knowledge Quarter and Fabric District. The property forms part of a mixed use area comprising a number of recent developments including mixed use commercial / residential and student accommodation with Liverpool City Centre and Liverpool One retail core with a short walking distance as well as all University Campuses.

### The Property

The subject property comprises a 7 storey office block previously occupied by Liverpool John Moores University, benefiting from concrete flooring with carpet tiled floor coverings throughout, suspended ceiling incorporating recessed fluorescent strip lighting, HVAC system in situ and WC provision. The ground floor comprises car parking provision for approximately 16 vehicles.

### 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:

Ground Floor:	215.3 sq.m (2,318 sq.ft).
First Floor:	413.3 sq.m (4,449 sq.ft).
Second Floor:	308.3 sq.m (3,319 sq.ft).
Third Floor:	308.3 sq.m (3,319 sq.ft).
Fourth Floor:	308.3 sq.m (3,319 sq.ft).
Fifth Floor:	308.3 sq.m (3,319 sq.ft).
Sixth Floor:	308.3 sq.m (3,319 sq.ft).
Sub Basement Storage:	100.6 sq.m (1,083 sq.ft).
Sub Basement:	205.1 sq.m (2,208 sq.ft).
Basement:	308.3 sq.m (2,739 sq.ft).

**Floor plans available upon request.**

### Tenure

The premises are available to let by way of an Internal Repairing Lease, outside the security provision of the Landlord and Tenant 1954 Act Part II, for a term to be agreed.

### EPC

We understand the property has an EPC Rating of C. 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](http://www.voa.gov.uk/businessrates).

### Rent

Offers invited.

### 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](mailto:tom.pearson@skrealestate.co.uk))

