



## TO LET

1st Floor, E.W.M  
House, 8 Regent Street,  
Liverpool, L3 7BN

- Refurbished office accommodation suitable for a variety of uses.
- Accessible edge of city centre location.
- Competitive rent/flexible lease terms.
- Car parking is available in front of the building.

## TO LET

1st Floor, E.W.M House, 8 Regent Street, Liverpool, L3 7BN

### Location

The property is situated on Regent Street, on the northerly edge of Liverpool City Centre.

In addition to the strong transport links associated with the nearby City Centre, it is situated off Great Howard Street (A565), which is the main arterial route running north from Liverpool City Centre and 0.6 miles (0.96km) from the new Isle of Man Ferry Terminal.

The accommodation is situated close to Liverpool Waters and 0.5 miles (0.8km) from the new Everton Stadium. It is located within the Ten Streets area, which is a popular location for a wide range of creative, media, music and film related businesses.

### The Property

The accommodation is situated on the first floor, with access via a communal entrance lobby. Car parking is available in front of the building.

Externally the building is clad with PVC coated profile steel sheeting, and incorporates double glazing throughout. The property has its own motorised roller shutters, alarm system and dedicated intercom.

The accommodation is fully carpeted and has suspended ceilings with recessed fluorescent lighting, and incorporates air conditioning units.

It has its own dedicated kitchenette area and benefits from good natural day lighting.

WC accommodation is situated on each floor within the common areas.

### Accommodation

We have measured the property on a net internal floor area basis and calculate the areas to be as follows:-

1st Floor: 1,150 sq. ft/106.83 sq. m

### Tenure

Leasehold

### Price

£10,170 per annum inclusive of service charge.

### EPC

We understand the property has an Energy Performance Rating of C. A full copy of the EPC is available upon request.

### Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd

Tel: 0151 207 9339

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