



TO LET

2nd Floor, 51a Rodney Street, Liverpool, L1 9ER

- Attractive office suite situated on the 2nd Floor.
- Prominent location on Rodney Street.
- Popular location adjacent to the University Quarter.

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Location

The property is situated on the easterly side of Rodney Street at its junction with Mount Street. The immediate area is a popular office location, being situated in close proximity to the Universities, The Philharmonic Hall, and a range of leisure amenities. On street parking is available on Rodney Street and Mount Street.

The Property

The office suite is situated on the 2nd floor and overlooks Rodney Street.

It has been refurbished to a high standard, and has laminate floors, gas fired central heating and benefits from excellent natural daylight.

The accommodation has super fast internet, delivered over a 1GB IT (1000 MB IT) fibre optic leased line.

Accommodation

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

297 sq. ft (27.6 sq. m)

Tenure

The accommodation is available on a new standard commercial lease at an asking rental of £4,740 per annum exclusive.

Service Charge

A building service charge is payable for all the usual services provided by the Landlord. Details on application.

Rates

Each occupier will be responsible for payment of rates. Due to the size of the suite, most occupiers will benefit from small business rates relief, resulting in a reduction of rates payable up to 100%. Further details on application.

EPC

An EPC is available on request.

VAT

All rentals quoted are exclusive of VAT.

Viewings

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

Tel: 0151 207 9339 07435 986377

Contact: Chris Hennessy MRICS

Email: chris.hennessy@skrealestate.co.uk

