



## TO LET

First Floor, Suite 4, 10  
Duke Street, Liverpool,  
L1 5AS

- High Quality Furnished Office Accommodation
- Situated in the Heart of the City Centre
- Secure Underground Parking Provision
- Total Approx NIA: 372.3 sq.m (4,008 sq.ft)

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### Location

The subject property fronts on to Duke Street close to it's junctions with Campbell Street and Hanover Street. The immediate surrounding area is a popular and vibrant mixed use area, incorporating extensive residential developments, as well as a large number of bars, restaurants, offices, and lies just a few metres from one of the main entrances to Liverpool ONE, Grosvenor's retail and leisure development with access to Q -Park multi storey car park and Mersey Travel Interchange

### The Property

The premises comprises excellent office accommodation, situated on the first floor within four storey new build property with a feature full height atrium, staffed reception area and two high speed 8-person lifts. Internally, the property is currently fit out to a high standard benefitting from carpet tiled flooring throughout, acoustic ceiling tiles incorporating suspended LED lighting, comfort cooling system and kitchen and W.C facilities. Externally, the property benefits from double glazed aluminium framed windows with secure underground parking provision also available up to 3 vehicles.

### 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:

372.3 sq.m (4,008 sq.ft).

### Tenure

The premises are available to let by way of an effectively Full Repairing and Insuring Lease, for a term to be agreed.

### EPC

The property has an EPC rating of D81. Full copy available upon request.

### Rates

We understand through internet enquires the property has a rateable value of £36,000. 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

**£70,000 per annum**, exclusive of service charge, building insurance, rates and all other outgoings.

### 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))

