



TO LET

Annex, E.W.M House,
8 Regent Street,
Liverpool, L3 7BN

- Refurbished self contained Suite
- Full Height Display Windows to frontage.
- Accessible edge of City Centre location.
- Competitive rent/flexible lease terms

TO LET

Ground 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.

It is situated in close proximity to Great Howard Street (A565), which is the main arterial route running north from Liverpool City Centre.

The accommodation is situated close to Liverpool Waters and is within the evolving Ten Streets area, which is a popular location for a wide range of Creative, Media, Music and film related businesses.

The Property

The property comprises ground and first floor accommodation within the Annex building, benefiting from its own self-contained access from Regent Street. 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 suite is in good decorative order, and benefits from carpeted floors, gas fired central heating, and a suspended ceiling which incorporates air conditioning units.

The first floor 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:-

Ground Floor: 660 sq. ft (61.31 sq. m)

First Floor: 641 sq. ft (59.55 sq. m)

Total: 1,301 sq. ft (120.86 sq. m)

Tenure

Leasehold

Rent

£11,750 per annum exclusive.

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.

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

Contact: Chris Hennessy MRICS

Email: chris.hennessy@skrealestate.co.uk

