



TO LET

2nd Floor, E.W.M
House, 8 Regent Street,
Liverpool, L3 7BN

- Refurbished office/studio accommodation suitable for a variety of uses.
- Accessible edge of city centre location.
- Competitive rent/flexible lease.

TO LET

2nd 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 accommodation is situated on the second floor within a refurbished office building. 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 accommodation is fully carpeted and has suspended ceilings with recessed fluorescent strip lighting, which incorporates air condition units.

Each 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 area to be as follows:-

2nd Floor: 1,140 sq. ft/105.90 sq. m

Tenure

Leasehold

Rent

The accommodation is available on a flexible lease basis, at the following rent:-

£10,260 per annum exclusive

Rates

Rateable Value is £6,800

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

Contact: Chris Hennessy MRICS

Email: chris.hennessy@skrealestate.co.uk

Tel: 0151 207 9339 / 07435 986 377

