



## TO LET

First Floor, 2-4 Athol Street, Off Great Howard Street,

- High Quality First Floor Office Accommodation
- Main Arterial Route
- Close to City Centre
- Total Approx NIA: 95.8 sq.m (1,033 sq.ft)

## TO LET

First Floor, 2-4 Athol Street, Off Great Howard Street, Liverpool, L5 9TN

### Location

The property is located at 2-4 Athol Street, off Great Howard Street (A565), in the Vauxhall area approximately 1 mile north of Liverpool city centre. It is part of an industrial and commercial zone with a mix of warehouses, offices, and retail units. The area is characterised by its proximity to major road networks, providing easy access to the city centre and surrounding areas. On-street parking is available on Athol Street and adjacent roads. Great Howard Street is a major arterial route leading into Liverpool, contributing to the high traffic volume and visibility of the area. The vicinity includes various businesses and services, including logistics companies, manufacturing firms, and trade suppliers. The location benefits from excellent connectivity, with nearby public transport links and easy access to the Port of Liverpool, enhancing its appeal for commercial activities

### The Property

The premises comprise brand new office accommodation fit to a high standard. The ground floor provides an entrance lobby / reception area whilst the first floor provides open plan office space with kitchen and WC facilities. There is a personnel lift located to the rear of the premises. Internally, the premises benefits from carpeted flooring throughout, suspended ceiling incorporating recessed lighting and gas central heating. Externally, the property benefits from PVCu double glazed windows and off road parking provision for up to two/three 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:

Ground Floor: 10.5 sq.m (114 sq.ft)

First Floor: 85.3 sq.m (919 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

Full copy available upon request.

### 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](http://www.voa.gov.uk/businessrates).

### Rent

**£15,000 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))

