



## TO LET

Elevator Studio, 3rd Floor, 25 Parliament Street, Liverpool, L8

- High Quality Office Accommodation
- Situated within the Baltic Triangle
- Total Approx NIA: 223.9 sq.m (2,410 sq.ft)
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## TO LET

Elevator Studio, 3rd Floor, 25 Parliament Street, Liverpool, L8 5RN

### Location

The subject property is located at Elevator Studio, 3rd Floor, situated approximately 1.5 miles from the Liverpool City Centre. Parliament Street is part of the Baltic Triangle, an area of Liverpool that has undergone significant regeneration and is now one of the city's most vibrant and creative districts. The Baltic Triangle is known for its mix of commercial, residential, and cultural spaces, with an emphasis on modern, innovative developments that attract businesses in the digital, creative, and media sectors. The area has seen rapid growth in recent years and is now home to a population exceeding 5,000, with a dynamic mix of young professionals, entrepreneurs, and students creating vibrant community atmosphere.. The property benefits from excellent transport links with Liverpool Central Station, one of the main railway stations in the city, is located approximately 1 mile northwest and well connected by local bus routes, with stops conveniently located along Parliament Street, ensuring easy access to surrounding neighborhoods and the city centre.

### The Property

The building is a prominent historical bond warehouse, repurposed from industrial use into commercial office space having undergone significant adaptation to meet modern office standards. The ground floor of the building offers direct access from Parliament Street, with large doorways providing both pedestrian and service entry points via Baltic Art Bar. Secure lift access provides direct access to the 3rd floor office accommodation. Internally, the unit provides open plan office space with kitchen / dining provision, private office and meeting space, shared WC provision, intercom system and includes the installation of modern HVAC systems. Secure car parking provision is available if required.

### Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Net Internal Area: 223.9 sq.m (2,410 sq.ft)

### Tenure

The premises are available to let by way of an Assignment of the existing Lease for the residue term of 7 years (less one day) from March 2020 at a current passing rent of £28,000 per annum, plus V.A.T exclusive of service charge, rates and all other outgoings,

Alternatively, by way of a surrender and re-grant of a new Lease, subject to Landlords consent.

Further details available upon request.

### EPC

A full copy of the EPC is 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

**£28,000 per annum**, plus V.A.T

### Service Charge

We understand there is a current service charge provision of £9,000 per annum. Further details available upon request.

### Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson