



## TO LET

6 Cotton Street,  
Liverpool, L3 7DY

- Two Storey Office Block
- Off Road Parking Provision
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 269.6 sq.m (2,902 sq.ft)

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### Location

The subject property is located fronting onto Cotton Street situated approximately 1.5 miles to the northwest of Liverpool City Centre. The property is situated in the heart of the Ten Streets Regeneration area, one of Liverpool's most ambitious urban renewal projects. Cotton Street, links Great Howard Street (A565) with Regent Road (Dock Road), positioning the subject property within a significant growth corridor. This area is set to play a critical role as a gateway to Peel Holdings' Central Docks at Liverpool Waters, part of a £5 billion investment aimed at transforming the docklands into a vibrant hub for living, working, and leisure. The property is also within walking distance of two major infrastructure developments. To the south, the new Isle of Man Ferry Terminal will enhance connectivity, facilitating easier access for both business and leisure travellers. To the north, the highly anticipated Everton FC's new stadium at Bramley-Moore Dock is expected to draw significant foot traffic to the area.

### The Property

The property provides both open plan and cellular offices to both the ground and first floor, with the first floor having separate ladies and gents welfare facilities, a fully fitted kitchen area. Roller shutters are fitted to front and there is secure car parking for approximately 9 cars to the side. The property also benefits from part central heating.

### 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: 171.6 sq.m (1,847 sq.ft)

First Floor: 98 sq.m (1,055 sq.ft)

Total Approx NIA: 269.6 sq.m (2,902 sq.ft)

### Tenure

The premises are available to let by way of a new Full Repairing and Insuring lease, for a term to be agreed, outside the security provision of the Landlord and Tenant Act 1954 Part II

### EPC

The Energy Performance Asset Rating is Band E108. 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

**£32,500 per annum.**

### Viewings

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

