



TO LET

Unit 6, 34 Regent
Street, Liverpool, L3
7BN

- Highly Desirable Location within 'Ten Streets'
- Close Proximity to City Centre
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx GIA: 634.9 sq.m (6,834 sq.ft)

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Location

The subject property is located fronting onto Regent Street situated approximately 1.5 miles to the northwest of Liverpool City Centre, making the location well-connected to the city's central business district, retail areas, and the iconic waterfront. The property is situated in the heart of the Ten Streets Regeneration area, one of Liverpool's most ambitious urban renewal projects. 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 Hill Dickinson stadium at Bramley-Moore Dock is expected to draw significant foot traffic to the area.

The Property

The property comprises industrial premises of traditional brick construction under corrugated clad pitched roof. Internally the premises provided open plan space with storage, kitchen and WC provision with a mezzanine that comprises office provision benefiting from three phase electricity supply, concrete flooring, fluorescent strip lighting and semi translucent roof panels with an Eaves height of 4.3m (min) and 7m (max). The property also benefits roller shutter loading access from both Regent Street and Carlton Street.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Gross Internal Area:

Warehouse: 634.9 sq.m (6,834 sq.ft)

Mezzanine: Not Measured.

Tenure

The premises are available to let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

EPC

A full copy of the EPC is available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £17,500.

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Rent

£54,500 per annum, exclusive of service charge, buildings 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)

