



# TO LET

Suite 9, Fourth  
Floor, 10 Duke  
Street, Liverpool,

- Prime 4th Floor Office Suite
- Situated in the Heart of the City Centre
- Secure On-Site Parking Available
- Total Approx NIA: 254.6 sq.m (2,740 sq.ft)

## Location

The subject property fronts on to Duke Street close to its junctions with Campbell Street and Hanover Street. The immediate surrounding area is a popular and vibrant mixed use area, incorporating extensive residential developments, as well as a large number of bars, restaurants, offices, and lies just a few metres from one of the main entrances to Liverpool ONE, Grosvenor's retail and leisure development with access to Q-Park multi storey car park and Mersey Travel Interchange

## The Property

The premises comprises self contained 4th floor floor accommodation, within four storey new build property with a feature full height atrium, staffed reception area and two high speed 8-person lifts. The accommodation is predominantly open plan, currently configured to provide a combination of workspace together with glazed partitioned meeting rooms, private offices, a secure/safe room and dedicated kitchen facilities. The suite benefits from suspended ceilings with LED lighting and HVAC. Externally, the accommodation benefits from a private balcony together with secure underground car parking, with up to 5 spaces available by separate arrangement (at additional cost).

## 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:

254.6 sq.m (2,740 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.

## Rent

**£41,000 per annum**, exclusive of service charge, building insurance, rates and all other outgoings.

## EPC

The property has an EPC rating of D81. Full copy available upon request.

## Rates

We understand through internet enquires the property has a rateable value of £36,250. 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).

## Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson ([tom.pearson@skre.co.uk](mailto:tom.pearson@skre.co.uk))

