

TO LET



Echo Building Old Hall Street Liverpool L3 9PP



Unit 4 – AVAILABLE

Ground Floor Commercial Retail/Leisure Units to Let



3,929 sq ft

Available



See Details

Rent



TBC

Rates - RV



TBC

EPC

- Located in the heart of Liverpool's commercial business district
- Fronts onto Old Hall Street and Brook Street, a thriving major thoroughfare
- Prominent glazed street presence
- 207 Key Inside by Melia Hotel
- 65,000 sq ft offices 100% let to Sony
- Short walk to many bars, restaurants and Liverpool One
- Directly facing St Pauls Business District
- Approx 2 minute walk to Moorfields Train Station

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Location

Echo Building is located on the corner of Brook Street and Old Hall Street and sits in the heart of the Liverpool business district close to Moorfields Merseyrail station. The area is home to numerous retailers and restaurants serving the business community including, Tesco Express, Sainsbury Central, Greggs, Costa and many independent coffee and food outlets.

The NCP Pall Mall car park, just a 4 minute walk away offers 840 car parking spaces whilst Liverpool One and the city's retail centre with ample additional parking is less than a 10 minute walk away.

Description

Echo Building consists of ground floor commercial units which will be handed over in shell condition with capped off water and electricity supplies.



7th Floor, 20 Chapel Street,
Liverpool, L3 9AG

0151 242 3000
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Mason Owen & Partners Limited: Reg No. 1426226.
Reg Office: 7th Floor, 20 Chapel Street, Liverpool, L3 9AG,

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Partners list is available upon request.

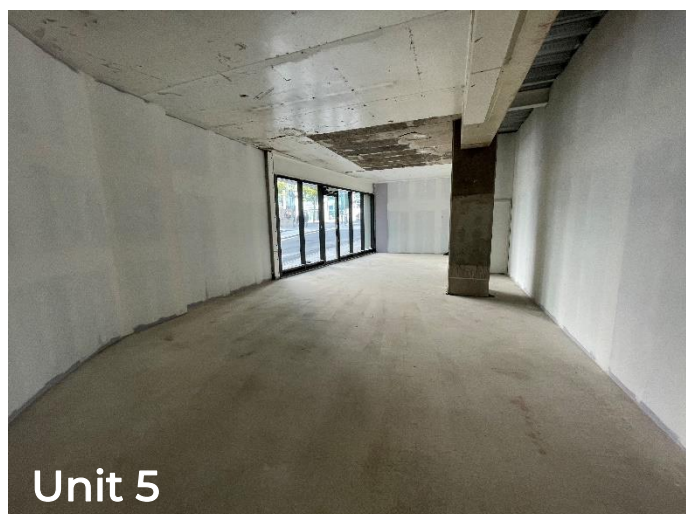
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Unit 3



Unit 4



Unit 5

Availability

UNIT	SQ FT	SQ M	Rent PAX	STATUS
Unit 3	1,100	102.19	£35,000	UNDER OFFER
Unit 4	3,929	365.0	£47,500	AVAILABLE
Unit 5	796 Plus Store 234 Total 1,030	74.95 Plus Store 21.74 Total 95.69	£20,000	UNDER OFFER

Tenure

The units are available by way of new full repairing and insuring leases for a term of years to be agreed.

Service Charge

The tenant will be required to make a contribution towards the operation, maintenance and upkeep of common parts such as the service yard, plant areas and fire escapes. Further details available on request.

Rates

To be re-assessed.

EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

Legal costs

Each party to be responsible for their own legal costs.

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For further information please contact:



Peter Burke
M: 07798 576790
E: peter.burke@masonowen.com



Sarah Syvret
M: 0758 154 3386
E: sarah.syvret@masonowen.com

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaimer

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