

# TO LET



## Echo Building Old Hall Street Liverpool L3 9PJ



Unit 4 – AVAILABLE

### Ground Floor Commercial Retail/Leisure Unit to Let



**3,929 sq ft**  
Available



**On Application**  
Rent



**TBC**  
Rates - RV



**B35**  
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

# Echo Building Old Hall Street Liverpool L3 9PJ



Unit 4



Unit 4



Unit 4

## 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. The units are suitable for a variety of uses including gym, storage facility etc.

## Availability

UNIT	SQ FT	SQ M	STATUS
Unit 3	1,100	102.19	UNDER OFFER
<b>Unit 4</b>	<b>3,929</b>	<b>365.0</b>	<b>AVAILABLE</b>
Unit 5	1,030	95.69	LET TO NISA CONVENIENCE STORE

## Tenure

The remaining unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

On Application.

## 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

B35

## Legal costs

Each party to be responsible for their own legal costs.



# Echo Building Old Hall Street Liverpool L3 9PJ



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](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

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. January 2024



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

0151 242 3000  
[masonowen.com](http://masonowen.com)

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

Authorised and regulated by The Financial Conduct Authority.  
Partners list is available upon request.