

# TO LET

City Centre Offices

New Barratt House, North John Street, Liverpool L2 6SG



**612 – 6,731 sq ft**

Area



**£12.50 psf**

Rent



**See details**

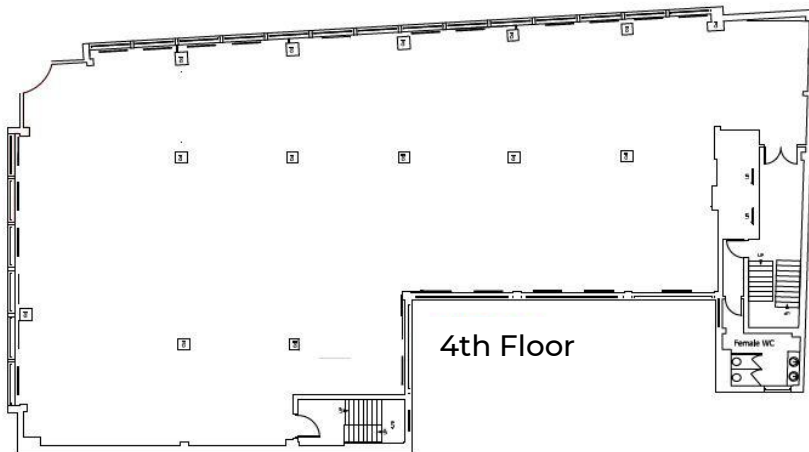
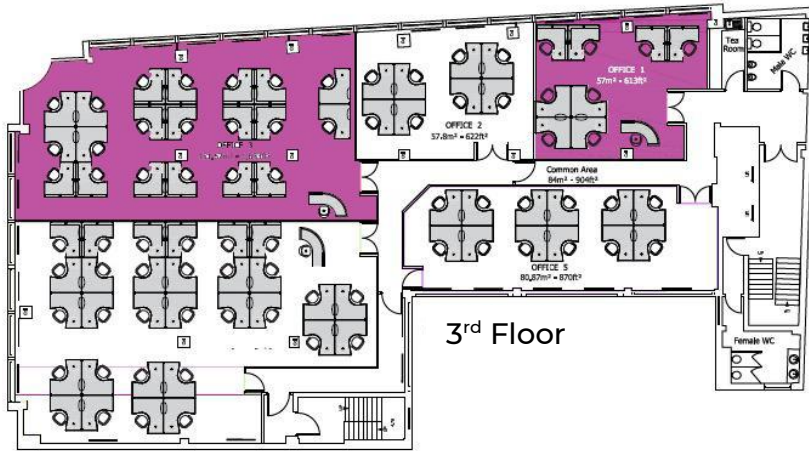
Rates - RV



**Band C**

EPC

- Located in the heart of Liverpool being a well-known and distinguished property within the core of the city centre
- Excellent access to numerous bus routes and train stations
- Nearby occupiers include Greggs, Subway, Dunkin Donuts, Popeyes, Costa and H&M.



## Description

The building is well kept, light and provides a pleasant working environment for any prospective tenant. Most suites accommodate air conditioning, gas fired central heating, and suspended ceilings with recess lighting. The suites will produce smart and modern office accommodation for any professional outfit. The units are well lit with good levels of natural fenestration.

## Accommodation

From measurements taken on site we calculate that the net internal areas of the property may be set out as follows:

Accommodation	Sq Ft	Sq M
Suite 1 (Third Floor)	612	57
Suite 2 (Third Floor)	636	59
Suite 3 (Third Floor)	1,599	148
<b>Suites 1, 2 &amp; 3 (Third Floor)</b>	<b>2,847</b>	<b>264</b>
4 <sup>th</sup> Floor (Whole)	6,731	623



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## Terms

The accommodation is available on flexible terms at £12.50 per sq ft. Further details on application.  
Minimum 12 months occupation.

## Services

The property is serviced by gas and has an onsite security guard. The property also has a management company that deals with the running of the property.

## Energy Performance Certificate

The Energy Performance Asset Rating is Band C.  
A full copy of the EPC is available at [www.epcregister.com](http://www.epcregister.com)

## Rates

We understand from our enquiries with the VOA website that the premises are assessed for Rates as follows:

Rateable Value 2023	
Suite 1 (3 <sup>rd</sup> Floor)	£5,600
Suite 2 (3 <sup>rd</sup> Floor)	£5,700
Suite 3 (3 <sup>rd</sup> Floor)	£14,000
4 <sup>th</sup> Floor	£51,000

For Rates Payable interested parties are advised to visit [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates)

*Mason Owen gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.*

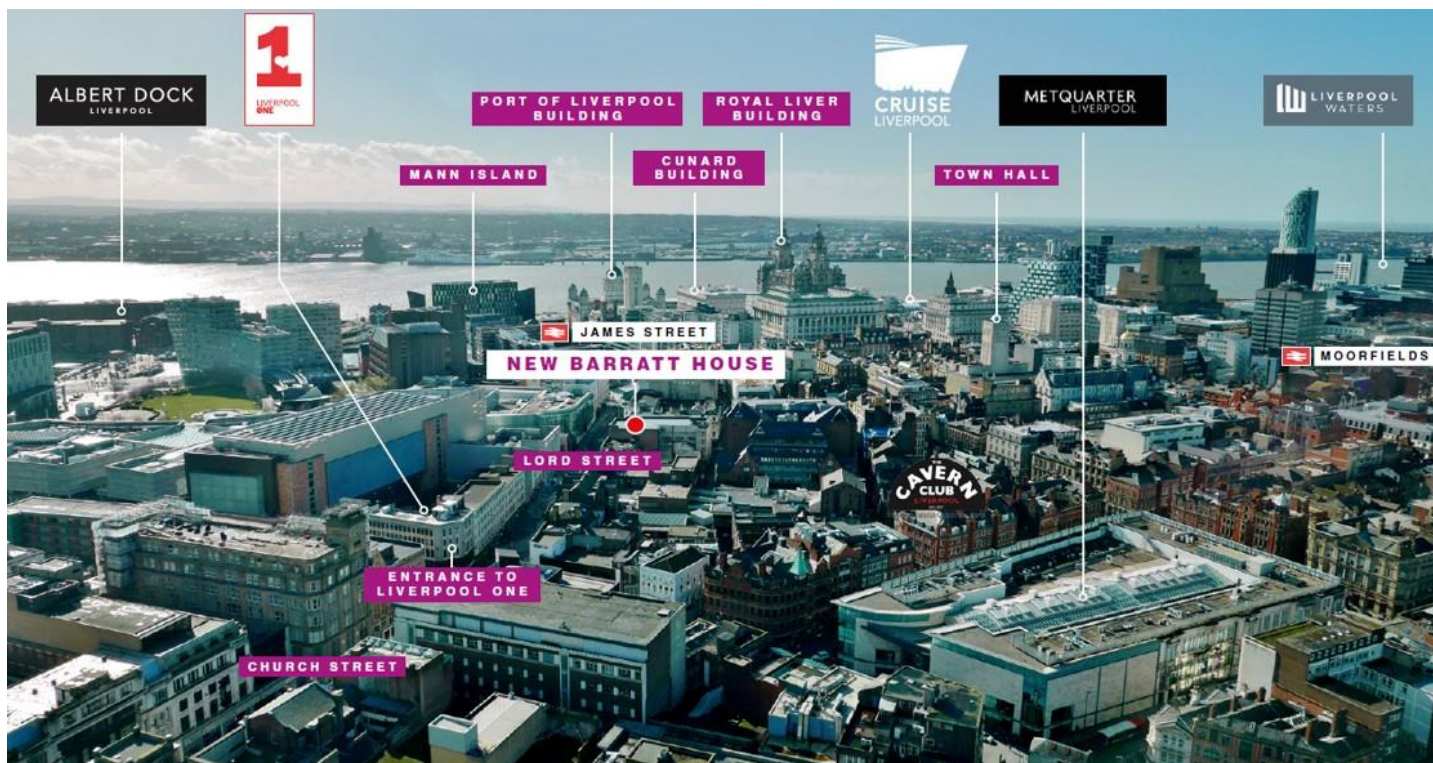
## Legal Costs

Each party to be responsible for their own legal costs incurred in the progression of legal documentation.

## VAT

All prices, outgoings and rentals are quoted free of, but may be liable to VAT.

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For further information please contact:



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#### [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. May 2023



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Partners list is available upon request.