

TO LET



City Centre Office Space

151 Dale Street, Liverpool L2 2AH



From 340 sqft

Area



£11.00 psf

Rent



TBC

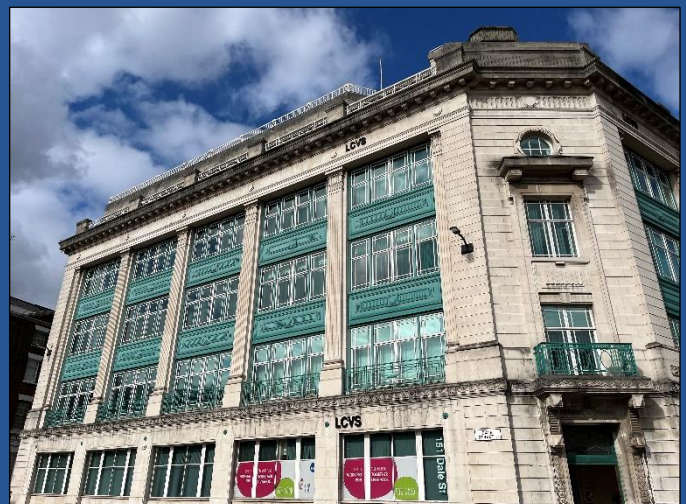
Rates

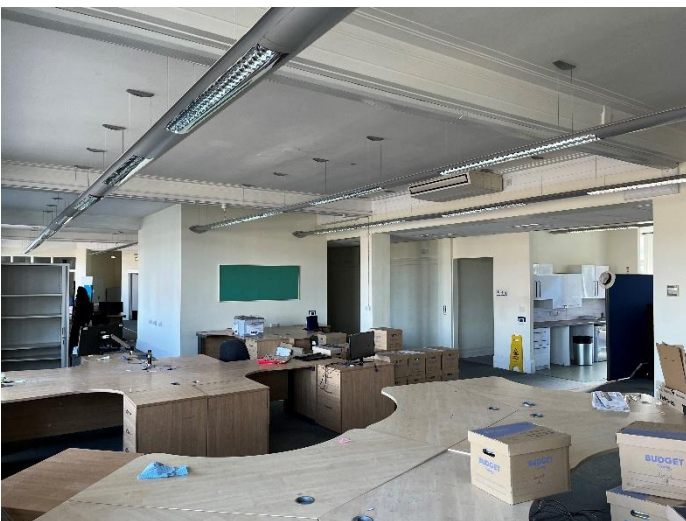


C71

EPC

- Office space with reception situated in a period property
- City centre location close to public transport and amenities
- Property occupied by numerous charitable organisations and social enterprises
- Various office sizes and configurations available
- Accessible Offices





Situation

The property is located at the junction of Dale Street and Fontenoy Street, near to the entrance of the Queensway Tunnel and opposite the Liverpool World Museum.

Both Moorfields and Lime Street Stations are within a short walking distance of approximately 5 minutes away.

There is public car parking available directly opposite the building on Dale Street.

Description

The offices are situated within a 1930s Art Deco property. There is a manned reception area, and the property is fully accessible. The office suites are fitted out, with carpets, suspended ceilings, central heating and air conditioning.

The offices are open plan, with several smaller offices and meeting rooms within. There may be an option for the space to be furnished if the tenant wishes. There is also the option to rent out conference or meeting rooms within the building.

Accommodation

Net Internal Areas:

Floor	Sq ft	Sq m
Ground	388	36.05
2 nd	385	35.77
2 nd	2,820	261.99
3 rd	3,650	339.10
4 th	340	31.59
4 th	1,103	102.47

Services

All mains services, including electricity, water, central heating and air conditioning.

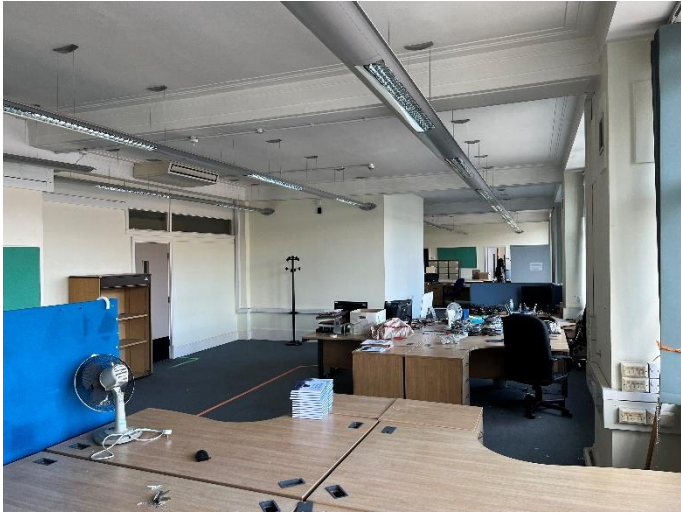
Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

*Occupiers must be a registered charity or social enterprise

Rent

£11.00 per square foot.



Rates

To be confirmed

EPC

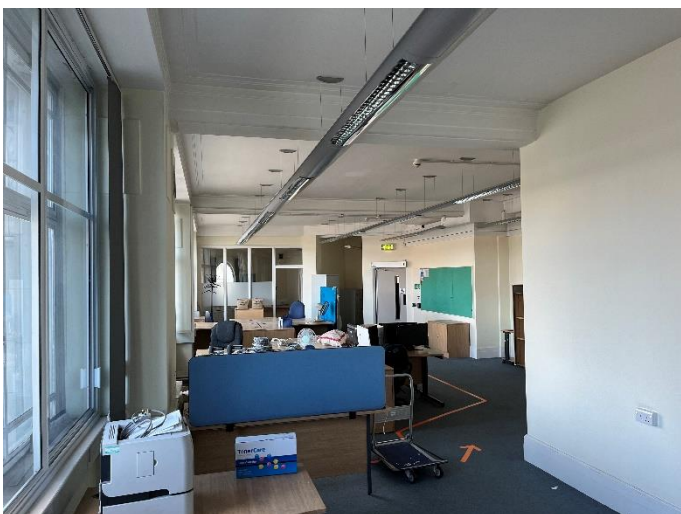
C-71 – until October 2031.

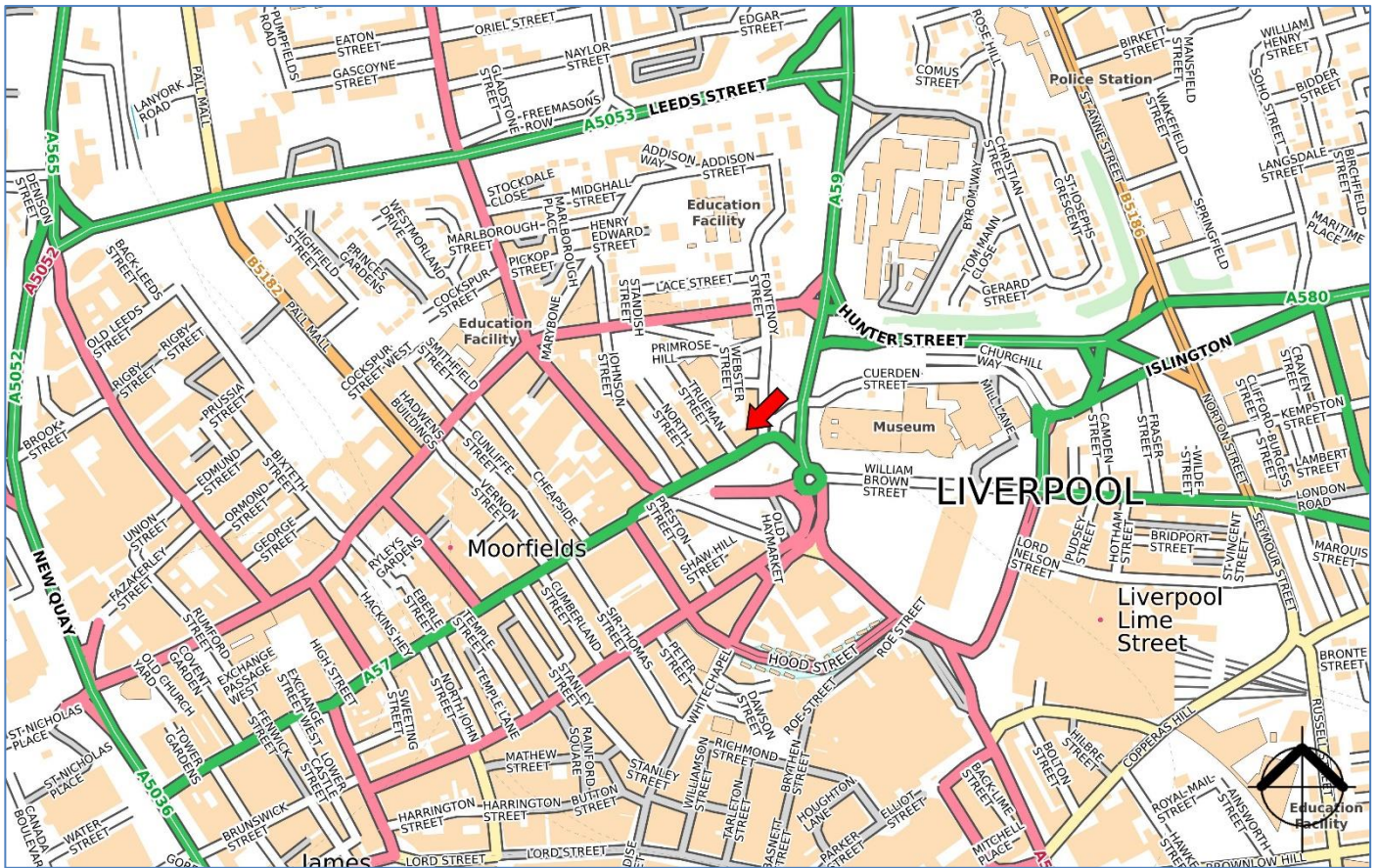
VAT

All figures quoted are exclusive of VAT, which will be charged at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs.





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.
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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