

# TO LET

Ground Floor Retail/Leisure Unit

Echo Building Old Hall Street Liverpool L3 9PJ



Unit 4



**3,929 sq ft**  
Available



**On Application**  
Rent

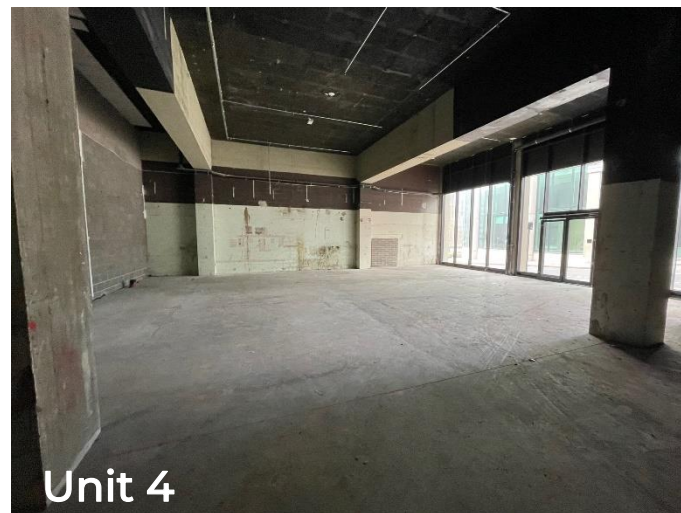


**TBC**  
Rates - RV



**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 located above
- 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



## 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, Sainsburys 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 4	3,929	365.0	AVAILABLE

## 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:**



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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.

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