

TO LET

- Attractive Office in Liverpool's Baltic Triangle
- Suitable for a Variety of Uses, Subject to Planning
- 2,534 Sq.ft. (235 sq.m.)
- Car Parking Available
- A Energy Rating

**No.2 BRINDLEY STREET,
BALTIC TRIANGLE,
LIVERPOOL
L8 5SH**





LOCATION

The subject premises is situated on the southern side of Brindley Street at its junction with Caryl Street, close to Cains Brewery Village in the Baltic Triangle area of Liverpool, on the southern edge of Liverpool City Centre.

The Baltic Triangle is a historic city central area, which comprises a collection of repurposed warehouses, now offices, creative spaces, studios, hotels, clubs and concept bars. The property is less than 500 yards from Cains Brewery Village which has been turned into a village of coffee shops, food markets and bars, including the new BoxPark. The area has also experienced significant residential development in recent years.

The property is also in close proximity to Liverpool Waterfront, the retail core of the city centre, Ropewalks and the Knowledge Quarter.

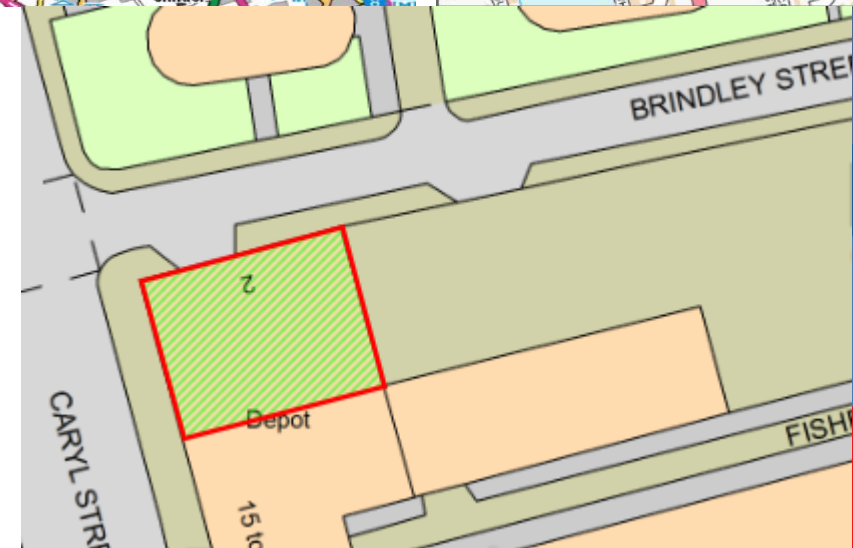
DESCRIPTION

The property comprises a large double height open plan office space and reception area, meeting facilities, kitchen, WCs and private offices.

The property has been fitted out to a very high standard including under floor heating and air conditioning.

The property would suit alternative uses, including licensed / leisure, subject to change of use.

Externally there is a large car park.



FLOOR AREAS

Measured on a net internal area basis the accommodation extends to:-

| | | |
|--------------|-----------------------|----------------------|
| Ground Floor | 1,931.0 sq.ft. | (179.5 sq.m.) |
| Mezzanine | 612.3 sq.ft. | (56.9 sq.m.) |
| Total | 2,543.3 sq.ft. | (236.4 sq.m.) |

CAR PARKING

Parking is available in the adjoining car park.



LEASE TERMS

Available upon Request

EPC

Energy Rating: 24A

BUSINESS RATES

The tenant will be responsible for the payment of business rates.

VAT

All prices and other figures are quoted net of but maybe subject to the addition of VAT.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

LEGAL COSTS

Each party is to be responsible for their own legal costs and any stamp duty thereon in connection with the transaction.



BOXPARK

CONTACT/VIEWING

For any further information please contact the sole agents
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Hitchcock Wright
& Partners
CHARTERED SURVEYORS

Details prepared June 2024