

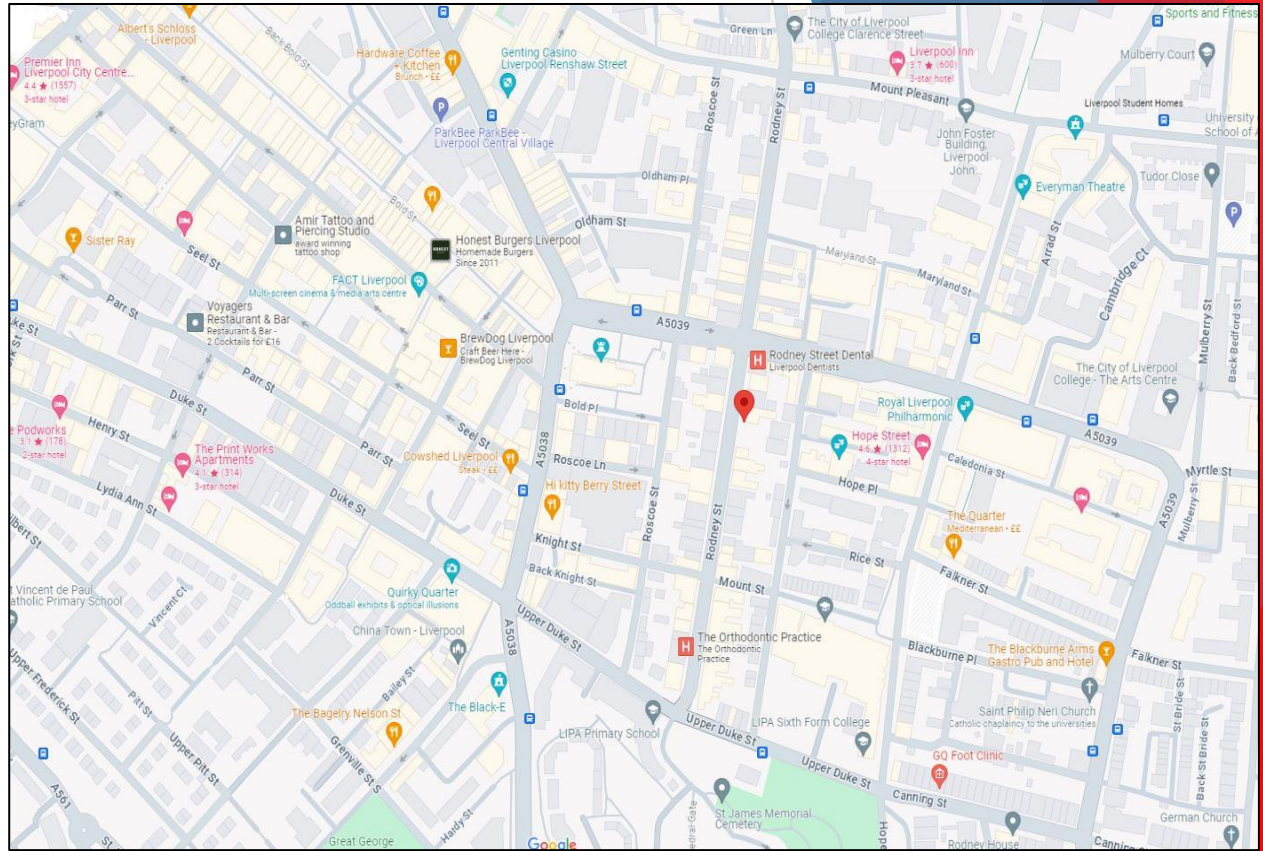
TO LET

A Fine Period
Headquarters Office
Property
(With On-Site Parking to
Forecourt)

4,650 sq.ft. (432 sq.m.)

**33 RODNEY STREET
LIVERPOOL
L1 9JF**





LOCATION

The premises are situated in a prominent position within Rodney Street occupying a commanding location on the eastern side of the street close to its junction with Rodney Street and Hardman Street. The building is Grade II Listed and falls within the Rodney Street Conservation Area. The property provides a rare opportunity to acquire a period building being one of only two properties on the street with a forecourt, car parking / garden.

DESCRIPTION

The property comprises a Georgian townhouse incorporating basement, ground and 3 upper floors. The property is of traditional brick construction and was built in the late 18th C. Internally the building affords conventional office accommodation and is divided into a series of private offices and meeting rooms. The premises have many ornate original period cornice and ceiling features throughout.

ACCOMMODATION

Basement	963 sq.ft.	(90.05 sq.m.)
Ground Floor	1,158 sq.ft.	(107.55 sq.m.)
First Floor	1,219 sq.ft.	(113.25 sq.m.)
Second Floor	959 sq.ft.	(89.13 sq.m.)
Attic	351 sq,ft	(32.64 sq.m.)



RENTAL

£60,000 per annum exclusive.

LEASE TERMS

The property is available in its entirety for a term of years to be agreed on a FR&I basis.

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, stamp duty and any other consents thereon.



CONTACT/VIEWING

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

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