



TO LET

Ground Floor
E.W.M House
8 Regent Street
Liverpool, L3 7BN

- Self contained ground floor suite.
- Accessible edge of City Centre location.
- Competitive rent/flexible lease.
- Car parking available in front of the building.

Location

The property is situated on Regent Street, on the northerly edge of Liverpool City Centre.

In addition to the strong transport links associated with the nearby City Centre, it is situated off Great Howard Street (A565), which is the main arterial route running north from Liverpool City Centre and 0.6 miles (0.96km) from the new Isle of Man Ferry Terminal.

The accommodation is situated close to Liverpool Waters and 0.5 miles (0.8km) from the new Everton Stadium. It is located within the Ten Streets area, which is a popular location for a wide range of creative, media, music and film related businesses.

The Property

The accommodation is situated on the ground floor of the building and benefits from its own separate access. Car parking on a first come/first served basis, is available in front of the building.

Externally the building is clad with PVC coated profile steel sheeting, and incorporates double glazing throughout. The property has external steel security shutters, alarm system and dedicated intercom access.

The accommodation is fully carpeted and is in good decorative order. It has suspended ceilings with Category 2 lighting, and incorporates mounted air conditioning units.

It also benefits from its own dedicated kitchen and WC accommodation.

Accommodation

We have measured the property on a gross internal floor area basis and calculate the area to be as follows:-

73.71 sq.m (793 sq.ft)

Tenure

The property is Leasehold. A new Lease is available for a period of 2 years plus.

Rent

£7,000 per annum inclusive of service charge.

EPC

We understand the property has an Energy Performance Rating of C. A full copy of the EPC is available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £10,250. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd

Contact the Team:-

Tel: 0151 207 9339

Email: commercial@skre.co.uk