



# 10 DUKE STREET LIVERPOOL L1 5AS

**GROUND FLOOR OFFICE TO LET  
3,021 SQFT (281 SQM)**

ADJACENT TO LIVERPOOL ONE

EXCELLENT PUBLIC TRANSPORT LINKS

SECURE ON-SITE PARKING

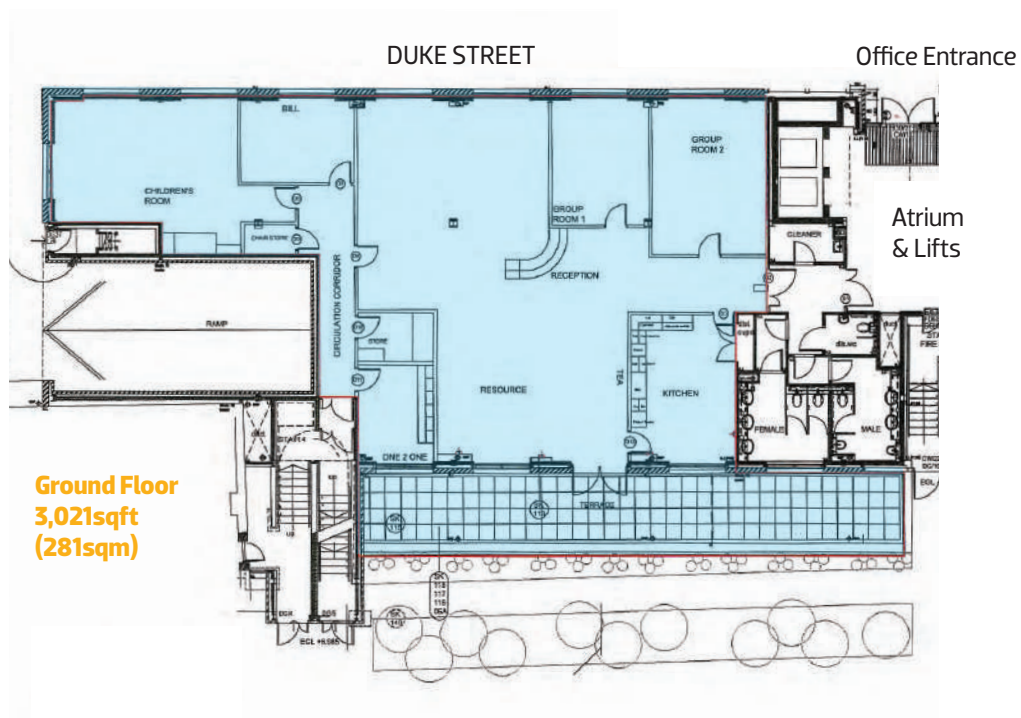
AMPLE PUBLIC PARKING IN VICINITY

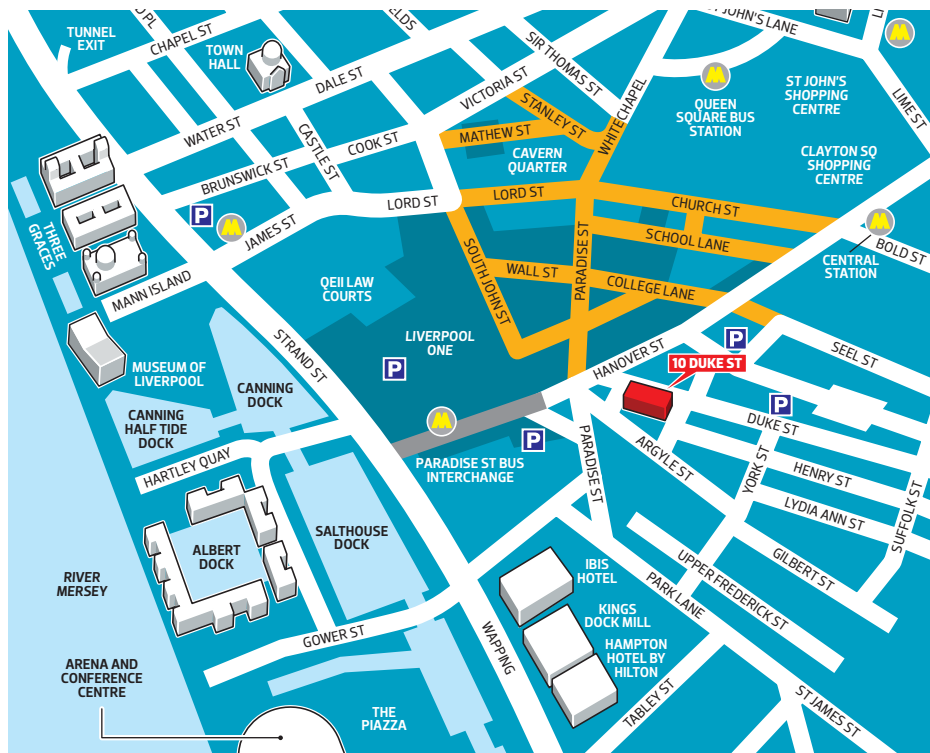




With an impressive façade and a full-height atrium 10 Duke Street offers high quality stylish accommodation, equipped to meet the needs of today's demanding occupiers. A staffed reception area offers a warm welcome to visitors and security for occupiers. Outside, a landscaped courtyard provides a pleasant area for informal meetings or relaxation.







10 Duke Street lies just a few metres from one of the main entrances to Liverpool ONE, Grosvenor's spectacular retail and leisure development. The Liver Street Q-Park multi-storey car park, Merseytravel's bus exchange and Tesco are all within 100 metres too. Within a short stroll there are restaurants and coffee shops to cater for every taste and budget. Merseyrail Central Station is just five minutes walk away and Lime Street, ten minutes.

## TERMS

The second floor suite is available to let on terms to be negotiated. Details of rents and other occupational costs are available upon request. Car parking will be available by way of an annual licence fee and will be allocated on a pro-rata basis.

## VAT

Applicable to rentals.

## RATES

On application to the agents or the local authority.

## VIEWING

By prior appointment with the agent.

## CONTACT

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## Energy Performance Certificate

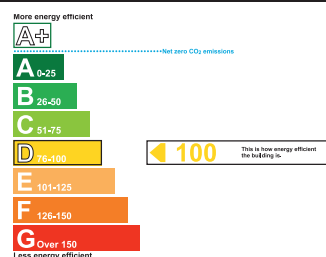
Non-Domestic Building

10 Duke Street  
Liverpool  
L1 5AS

Certificate Reference Number:  
9653-3064-0425-0100-0675

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating



### Technical Information

Main heating fuel: Natural Gas  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 5106  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 41.38

### Benchmarks

Buildings similar to this one could have rating as follows:  
37 If newly built  
98 If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



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