

To Let

Offices & Industrial Unit

LIVERPOOL

112 Mariners Wharf
L3 4DG

10,314 sq ft (958.19 sq m)

The self-contained premises provide a combination of office space and warehouse/storage and occupy a waterside location with spectacular views over the river and towards the city centre. The site includes an external lawned area and a private dedicated car park.

The building is a steel frame construction with brick walls, PVC coated profiled steel cladding panels, double glazed windows and a pitched, double skin profile steel sheet roof.



Liverpool

112 Mariners Wharf, Liverpool, L3 4DG

Location

The unit occupies a prominent position at the junction of Mariners Wharf and Sefton Street, one of the main arterial routes running south from Liverpool city centre.

It is also a 5 minutes' walk from the thriving Baltic area with its various bars, cafes and office spaces.

Tenure

Accommodation is available on a new fully repairing and insuring lease.

Availability

Office:

Ground Floor 3,647 sq ft
Mezzanine 2,034 sq ft

Warehouse: 4,633 sq ft

Total: 10,314 sq ft (958.19 sq m)

Car Parking

Private car park adjacent to the building for approximately 50 cars.

Rental

£103,140 per annum exclusive

Business Rates

RV: £35,750

Estimated rates payable (2018/19) £17,946

EPC

EPC Rating: D 94

Legal Costs

Each party will be responsible for their own legal costs

VAT

All rentals quoted are exclusive of VAT



Meeting Room



Kitchen



IT/Comms



Parking



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