

# To Let

Self-Contained Offices with River Views

## LIVERPOOL

6 Columbus Quay  
Liverpool, L3 4DB

**1,686 to 3,550 sq ft**  
**(156.6 to 329.8 sq m)**

The property was constructed in the 1980s and has been well maintained by the current owner-occupier.

The offices are provided over ground and three upper floors each with stunning river views. The available space is on the 1<sup>st</sup> and 2<sup>nd</sup> floors each with a combination of open plan and private office space, its own kitchen and WC facilities.

Various retail/leisure amenities are in the vicinity including Bean Coffee, Delifonseca Deli and Restaurant, Cost Coffee, Subway and Pure Gym.



# Liverpool

6 Columbus Quay, Liverpool, L3 4DB

## Location

The building is located just off Sefton Street (A5036) one of the main arterial routes running south from Liverpool city centre which is within a 5-minute drive. The property is well served by public transport with bus routes along Sefton Street and Brunswick Station is approximately a 5-minute walk.

## Tenure

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

## Car Parking

10 on site spaces available with each floor at no additional cost

## Availability

### First Floor

1686 sq ft (156.6 sq m)

### Second Floor

1864 sq ft (173.2 sq m) **Total** 3550 sq ft (329.8 sq m)

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## Rental

£8.00 per sq ft per annum

## Business Rates

Rateable Value – First floor: £18,792

Rateable Value – Second floor: £20,784

## Service Charge

To be confirmed

## EPC

EPC rating: C64

## Legal Costs

Each party will be responsible for their own legal costs

## VAT

All rentals quoted are exclusive of VAT



**Lynn Haime**

t. 0151 242 1094

m: 07884 440140

e. lhaime@matthews-goodman.co.uk

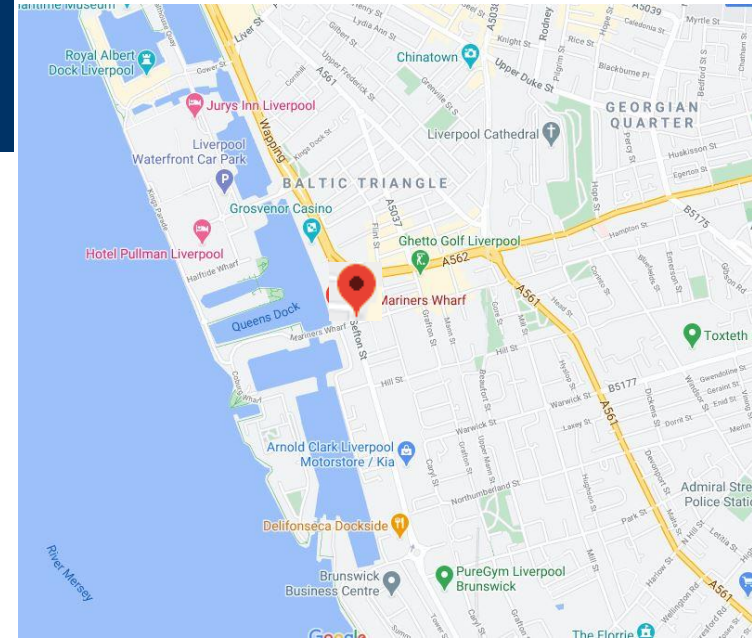


**David Colvin**

t. 0151 242 1083

m: 07770 741393

e. dcolvin@matthews-goodman.co.uk



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