

NUMBER SIXTY ONE TITHEBARN STREET

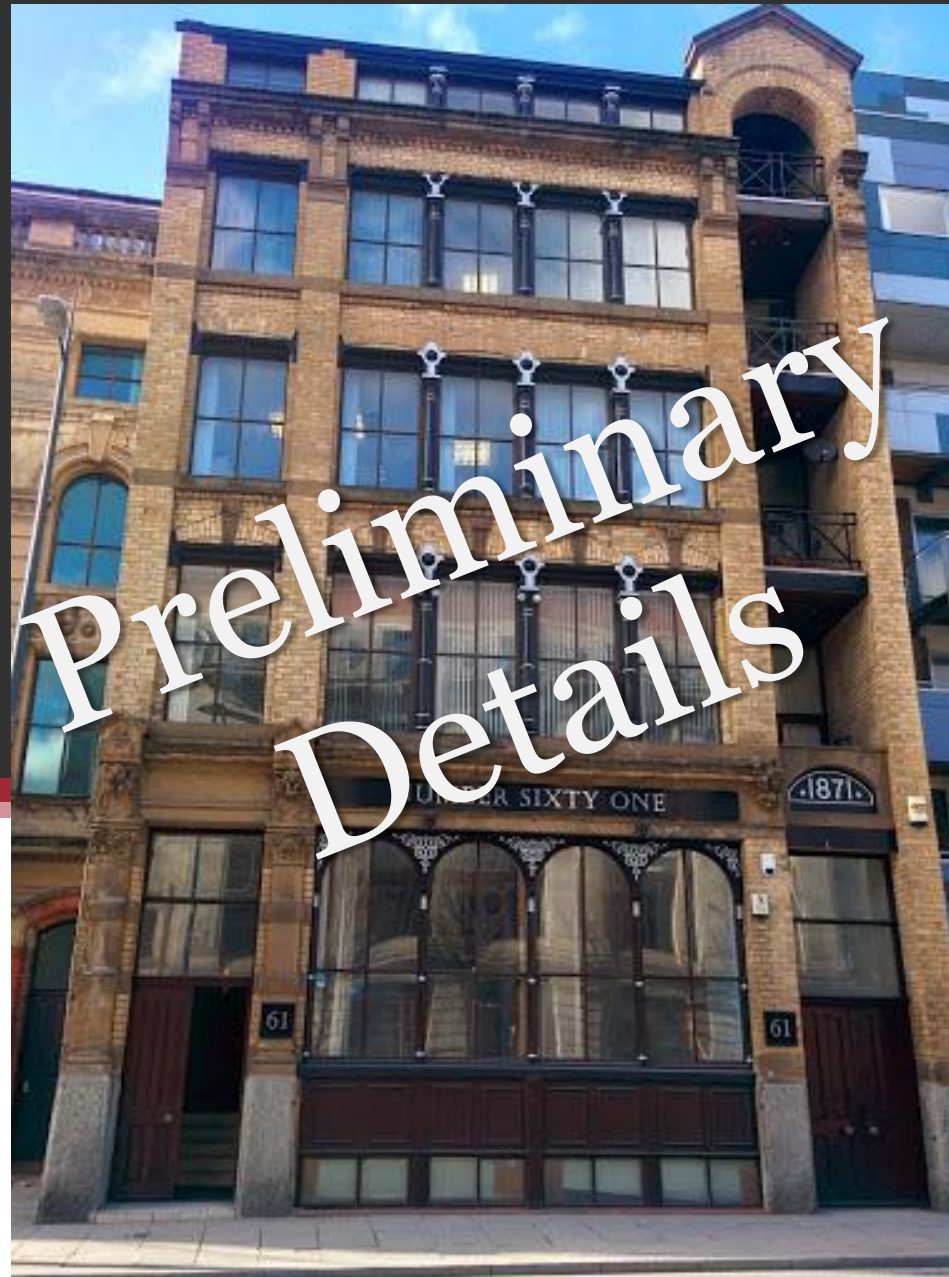
Liverpool City Centre L2 2SB

- Excellent location at in Liverpool's Commercial District
- Character office building
- Competitive & flexible terms available

SMALL OFFICES TO LET

First Floor

Suites from 67 sq ft to 237 sq ft



OVERVIEW

Number Sixty One is a converted Victorian warehouse, providing attractive and flexible office space which is available for immediate occupation. This listed office building arranged on ground and four upper floors.

The building benefits from a large reception area with generous common areas and open stairwell.

The small office suite scheme is available on the first floor of the building and the perfect solution for small businesses.

Specification

The outline specification is as follows:

- Suspended ceilings incorporating Cat II lighting
- Small common kitchen area.
- Flexible inclusive terms.



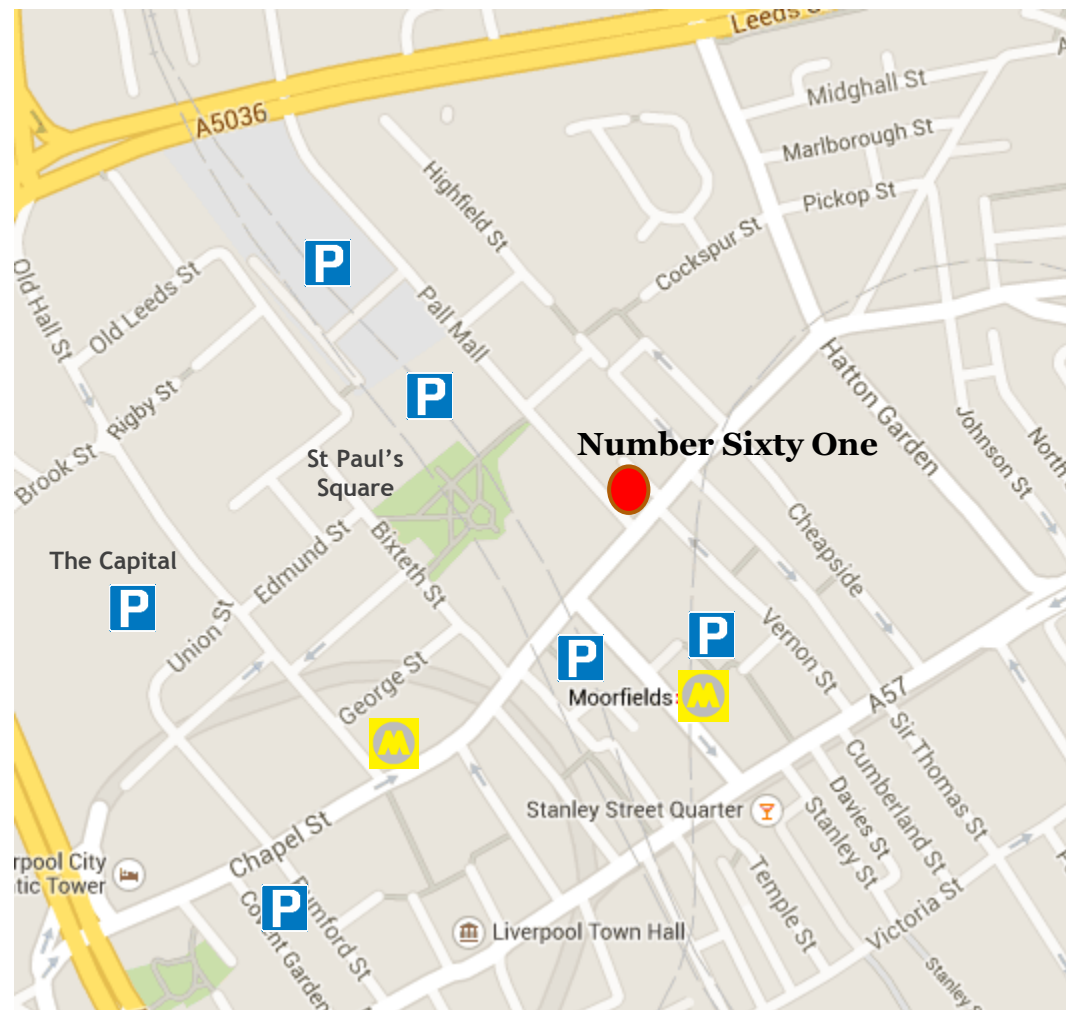
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LOCATION

Number Sixty One is in the heart of Liverpool's office core opposite the Civil Courts and enjoys excellent amenities and communication links. Moorfields Merseyrail Station is located within a short distance of the property with links to Lime Street Station and Inter City services.

The main retail areas of Liverpool One and Church Street are within a 5 -10minute walk and there is ample public parking at Pall Mall NCP and Moorfields.



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AMENITIES

Tithebarn Street is a main route within Liverpool's business community with a number of high profile businesses locating in the area.

The area is home to a number of high quality amenities including:

- Costa Coffee
- Out to Lunch
- Railway Bar
- Bean Coffee
- Sainsburys Local and Tesco on Old Hall Street
- Various small independent coffee & sandwich shops.



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CONTACT

AGENTS

For further information and viewings please contact the agents:



0151 255 0755

www.keppiemassie.com

Contact:

Tony Reed tonyreed@keppiemassie.com

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VAT

All rentals, prices and outgoings quoted are exclusive but may be subject to VAT.

TERMS

The accommodation is available on a new lease for a term to be agreed. We will offer competitive rents and incentives for new occupiers.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

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Regulated by RICS.

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