NAUTILUS HOUSE COLUMBUS QUAY FOR SALE Freehold Office Headquarters 10,281 sq ft (955.1 sq m) **40 On-site Car Spaces** WWW.COLUMBUSQUAYLIVERPOOL.CO.UK

NAUTILUS HOUSE COLUMBUS QUAY

RIVERSIDE DRIVE LIVERPOOL L3 4DB

ACCOMMODATION

Nautilus House is a modern office building totalling 10,281 sq ft (955.1 sq m) over ground and 3 upper

Situated in a prominent position facing the River Mersey, with extensive dual aspect glazing throughout, the building provides magnificent river views, with high levels of natural light and flexible floorplates.

FLOOR AREAS

Ground 260 260 260 ,799 .884 175 955 Total 10,281

HOME LOCATION AERIAL **AMENITIES** CONTACT





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- Merseytravel provides excellent rail links and underground loopline which can be accessed via Brunswick Station, 500m from the building.
- Lime Street Mainline Station provides services to major UK towns and cities and London Euston.
- Liverpool ONE Bus Station provides services to all parts of Merseyside.
- M62, M57 and M53 Motorways provide direct access to the Regional and National Motorway Network.
 The Queensway/Kingsway Mersey
 Tunnels area direct road route to
 Wirral and beyond.
- The famous Mersey Ferries offer an alternative and iconic way to cross the River Mersey.
- Liverpool John Lennon Airport is 20 minutes to the South and operates flights to some 68 plus European destinations with Trans-Atlantic connections via Dublin.

HOME ACCOMMODATION LOCATION

AERIAL AMENITIES CONTACT



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RETAIL/LEISURE

- 1 Liverpool ONE
- 2 The Met Quarter
- 3 Museum of Liverpool
- 4 Liverpool Echo Arena
 BT Convention Centre
 Liverpool Exhibition Centre
- 5 Albert Dock
- 6 Costa Coffee/ Subway Johnsons Dry Cleaners/ Docklands Fish and Chips
- 7 Chung Ku Restaurant
- 8 Nuffield Gym
- 9 Hatfields Jaguar
- 10 Hatfields Landrover

TRAVEL

- Liverpool ONE Bus Station
- Brunswick Station
- Liverpool Central Station
- James Street Station
- Moorfields Station
- Mersey Ferries Pier Head

HOME ACCOMMODATION LOCATION

AMENITIES CONTACT



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AMENITIES

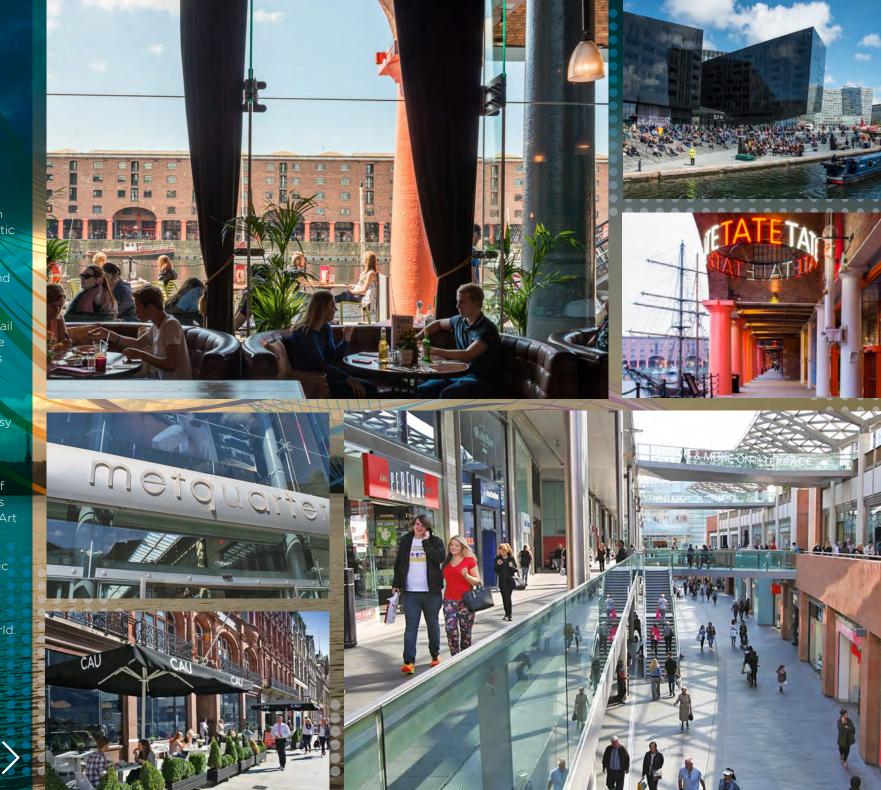
The magnificent Albert Dock, designed by Jesse Hartley, when Liverpool was awash with majestic sailing ships, is today a hive of activity with restaurants, bars, museums, street food traders and activities for all ages.

An abundance of top quality retail and leisure experiences are close by with Liverpool ONE, Europe's largest retail development, and The Met Quarter and traditional retail centres of Church Street and Lord Street are all within easy reach by public transport.

For 'Culture Vultures', Liverpool has a world-class, assemblage of the finest museums and galleries in Europe including The Walker Art Gallery and Tate Liverpool.

The Royal Liverpool Philharmonic Hall, The Playhouse, Everyman, Epstein, and Unity theatres welcome a diverse collection of performers from around the world.

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VAT

The purchase price may be subject to VAT at the prevailing rate.

PROPOSAL

Offers are invited for the benefit of our clients Freehold Interest with full vacant possession. Guide price and further details upon request.

DATA ROOM

Further information on Nautilus House, including details of alternative uses is available for download from the Data Room. www.columbusquay.co.uk A password is required which can be obtained from the sole agent below.

CONTACT

For further information or to arrange a viewing please contact the sole agent:

Hitchcock Wright
CHARTERED SURVEYORS & Partners

0151 227 3400

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BrianRicketts@hwandp.co.uk

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