

TO LET – GROUND FLOOR OFFICE



23 Preston Street

Liverpool, L1 6DP

- Prominent Corner Position
- Newly refurbished

922 sq ft (85.66 sq m)



DESCRIPTION

The property comprises part ground floor of a converted Victorian warehouse with residential apartments above. It benefits from a self-contained entrance with full height glazed entry and decked courtyard.

It has been fitted out as office accommodation offering exposed brick barrel vault ceilings, painted plaster, brick walls and wooden floor. The windows are double glazed in aluminium frames. The office is open plan, subdivided into two parts with an individual portioned office having been created.



0151 255 0755 www.keppiemassie.com

Keppie Massie (Liverpool) - Alabama House - 6 Rumford Place - Liverpool L3 9BY Email: liverpool@keppiemassie.co.uk

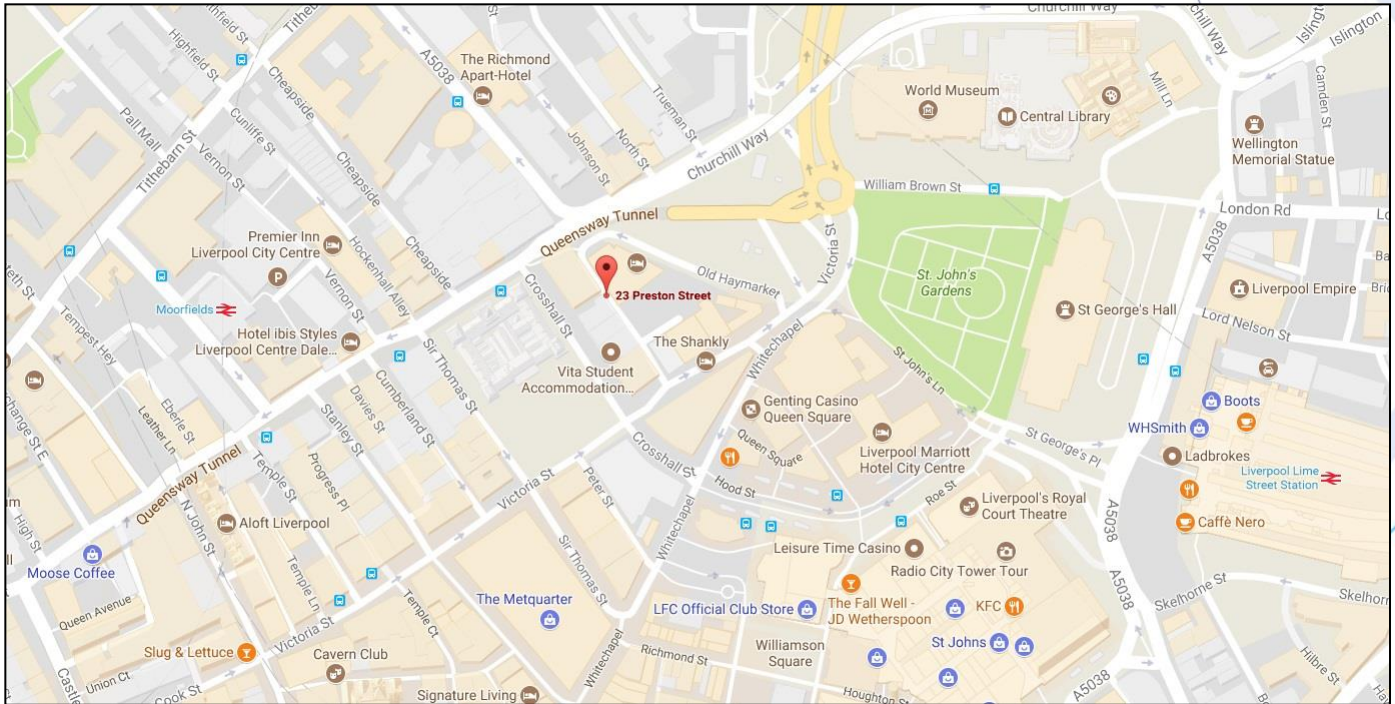
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Location

The property is located within the city centre of Liverpool on Preston Street which is directly between Dale Street (A57) and Victoria Street.

The property is well located, being a 5 minute walk to the main retail locations in Liverpool City Centre which include Church Street, Lord Street and Liverpool One.



RENT

The property is available for £8,300 per annum.

VAT

All figures shown are exclusive of VAT

TERMS

The accommodation is available on a new lease, terms to be agreed.

LEGAL COSTS

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

VIEWING

Strictly by appointment with the agents, Keppie Massie

SUBJECT TO CONTRACT

Contact:
Tim Garnett
Stuart Keppie

Tel: 0151 255 0755

Email:

timgarnett@keppiemassie.com
stuartkeppie@keppiemassie.com

REGULATED BY RICS

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EPC

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **121**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	95
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	115.86

Benchmarks

Buildings similar to this one could have ratings as follows:

40 If newly built

71 If typical of the existing stock



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