



To Let

High Quality
Office Space

Rail House
Lord Nelson Street
Liverpool
L1 1JF

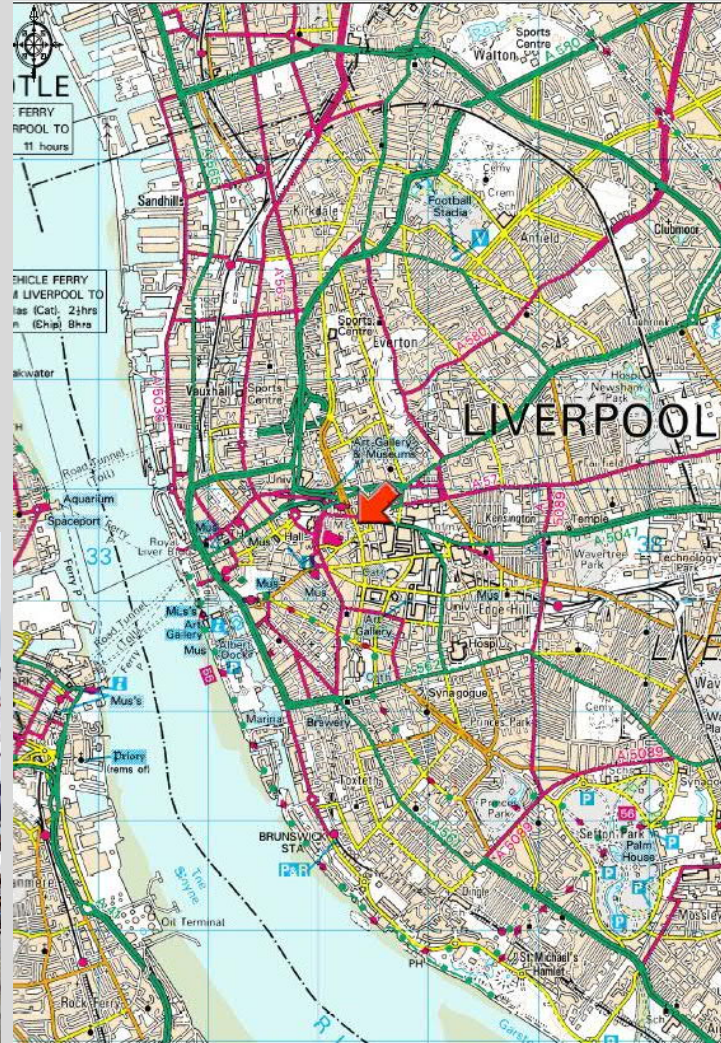
5th Floor
6,517sq ft
(605.44m²)

Adjacent to Liverpool
Lime Street Train
Station

Location

The property occupies a prominent position immediately adjoining Liverpool Lime Street Railway Station and the station's multi-storey car park.

Nearby uses include the Walker Art Gallery, The Royal Court Theatre and Liverpool One Shopping Centre. The Royal Liverpool University Hospital and University Dental Hospital are also close by.



Description

Rail House is a 10 storey office property which has been designed to integrate with the adjoining railway station. The ground floor of the building connects with the station platform.

The fifth floor of the building will be available from February 2019. It offers high quality, refurbished comfort cooled office accommodation.

- 4 No. 13 person passenger lifts.
- Office suites with secure direct key card entry access
- VRV comfort cooling system
- Suspended ceiling with recessed LG3 lighting.
- Open plan large floor plate
- Newly refurbished male and female WCs on each floor
- Secure car parking

Accommodation

	GIA (sq ft)	GIA (m ²)
Fifth Floor	6,517	605.44



Viewing

To arrange a viewing or for further information contact :-

Andrew Ellis

andrew.ellis@sw.co.uk

0113 221 6040

Sanderson Weatherall LLP
Sixth Floor Central Square
29 Wellington Street
Leeds
LS1 4DL

Terms

The accommodation is available to let as a whole on an effective FRI lease at a rent of £85,000 per annum. Up to six car parking spaces are also available at an additional charge of £1,250 per space per annum.

Service Charge

The property is subject to a service charge which is inclusive of all the utilities. Further detail is available upon application.

EPC Rating

B and C

VAT

All figures quoted shall be deemed to be exclusive of VAT and VAT will be added where applicable.

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