

8 Columbus Quay, Riverside Drive, Liverpool L3 4DB



## FOR SALE 8 COLUMBUS QUAY

Highly attractive, three-storey, Mersey waterfront office building with potential for alternative uses subject to planning permission.

Sale includes 36 dedicated car parking spaces.

Tranquil location with stunning river views, but easy, swift access to nearby city centre, commuter and mainline rail services, the national motorway network and international airports.

**Total net lettable floor area 5,650 square ft. (524.9 square metres)**

**8 Columbus Quay, Riverside Drive,  
Liverpool L3 4DB**

## THE PLACE

Columbus Quay is a prestigious, waterside office development with great river views and generous, dedicated car parking set within a secure, attractive environment - two miles and just a few minutes - from Liverpool's vibrant city centre.

Staff and visitors alike can enjoy all the benefits of a hassle-free, relaxed and tranquil location combined with rapid, easy access to top-class shopping, hotels, restaurants and cultural venues, including the world-renowned Albert Dock complex which is just down the road.

The nearby Brunswick commuter station is only one short stop from central Liverpool - and mainline rail routes, the motorway network and John Lennon International Airport are all within easy reach. Manchester International Airport is also linked to the city by motorway.

The immediate area provides a thriving, mixed-use environment which has become an increasingly popular and successful residential location providing a wide range of amenities including Nuffield Health Gym, Subway, Costa Coffee, Bean Coffee and Delifonseca. A regular bus service operates from outside the building along Riverside Drive to the city centre.



36 dedicated car parking spaces



Prestigious waterside development with great river views





## THE BUILDING

Dating from the early 1990s, 8 Columbus Quay is a self-contained, three storey office building, with potential for extension into the loft space. It provides regular, open-plan accommodation with high levels of natural light. The premises are capable of immediate occupation but require some cosmetic refurbishment. Columbus Quay benefits from on-site 24 hour security.

## THE ACCOMMODATION

The building provides a total net internal floor area of approximately **5,650 square feet** (524.9 square metres)

**Tenure** We understand the property is held freehold. It is available with vacant possession.

**EPC** EPC Certificate Ref. No: 9920-1976-0325-9850-0064  
Energy Performance Asset Rating: C73

**Legal Costs** Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

**VAT** We understand that the property has been elected for VAT

**THE PRICE** Offers over **£550,000**



Ground Floor



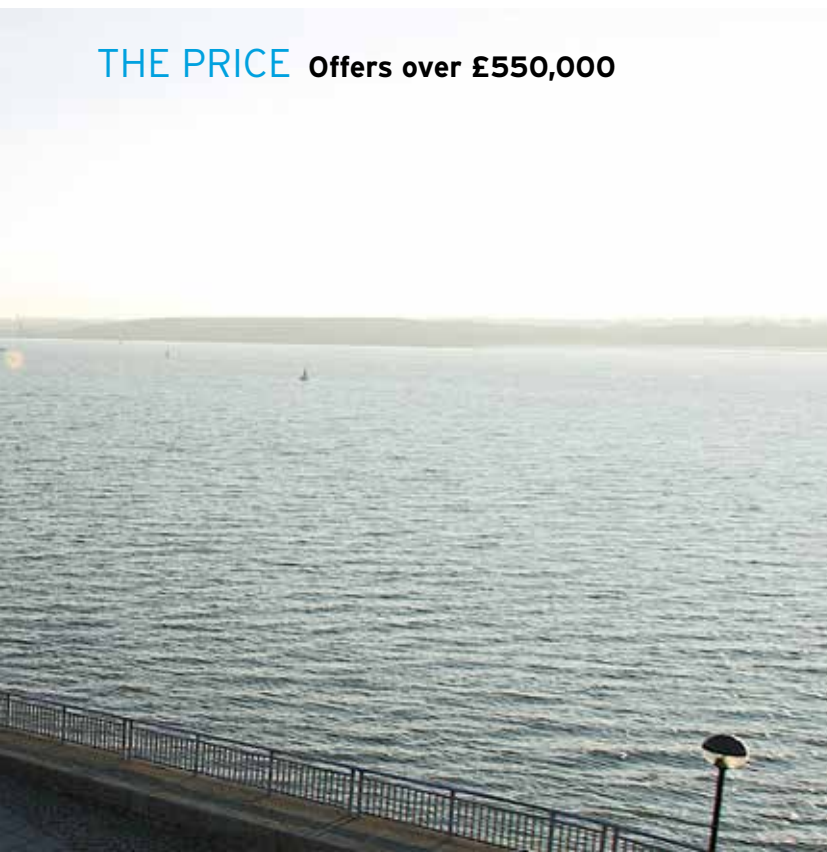
1st Floor



2nd Floor



Kitchen





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**For viewing and further information:  
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Details Updated January 2016  
Subject to Contract**

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