

*Classic*

## TERMS

Floors are available to let on new, effective, fully-repairing and insuring terms with further details available via the letting agents.

## LEGAL FEES

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

## EPC



## VAT

All figures quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

## FURTHER INFORMATION

For further information or to arrange a viewing, please contact the letting agents:-



**Andrew Owen**  
07798 576789  
andrew@worthingtonowen.com

**Mark Worthington**  
07713 884784  
mark@worthingtonowen.com



Misrepresentation Act 1967, Unfair Contract Terms Act 1977, The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. Designed by 90degrees Design and Marketing 0161 833 1890. October 2016.



#  
**Eighty  
Eight**

**RECENTLY REFURBISHED  
CENTRAL LIVERPOOL  
OFFICE SPACE**



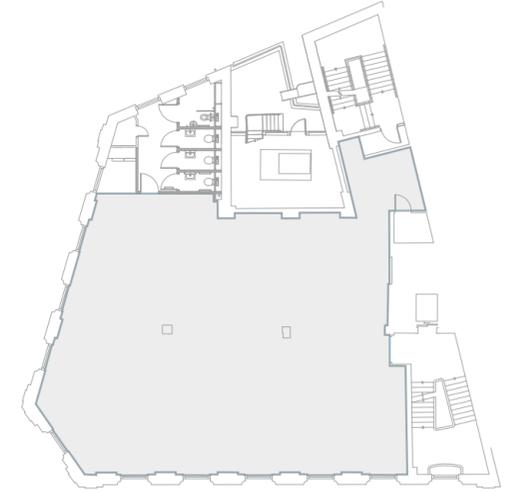
## ACCOMMODATION

FLOOR	SQ FT	SQ M
2nd	Let to Thompson Solicitors	
3rd	Let to Thompson Solicitors	
4th	2,694	250
5th	2,461	229
6th	2,461	229
7th	2,451	228

## SPECIFICATION

The basic office specification is as follows:

- Raised access floors
- VRF air conditioning
- LED lighting
- Private toilet and kitchen facilities
- Video entry system
- DDA compliant



Typical floor plan

## ABOUT

The building provides contemporary loft-style, open plan offices on 2nd to 7th floors, all of which are accessed via a new 10 person passenger lift, which is reached off a newly-modelled entrance reception.

All floors benefit from exceptional levels of natural light and have undergone a comprehensive refurbishment to an equivalent Grade A standard.

# Modern

## LOCATION

88 Church Street occupies a highly-imposing position on the corner of Church Street and Hanover Street within the heart of Liverpool City Centre.

The city's busy retail core and Liverpool One shopping centre lie within only a short walk, as do the popular bars and eateries situated along Bold Street. The new 4 star Novotel and Q-Park are both located within a few hundred yards on Hanover Street.

The building benefits from exceptional access to public transport. Liverpool Central station is located immediately opposite, providing local connectivity throughout the region. Lime Street station is within only a few minutes' walk providing mainline service connections to all major UK towns and cities. Manchester is 35 minutes away and London Euston is 2 hours away, with trains to each destination departing on an hourly basis.

