

51 RODNEY STREET, LIVERPOOL, L1 9EX



TO LET

UNRIVALLED WORKSPACE ON RODNEY STREET FROM 1,000 – 2,000 SQ.FT



**WORTHINGTON
OWEN.**



DESIGN

51 Rodney Street has cleverly contrasted its historic external architecture with an internal contemporary look to create cool, inspiring office space.

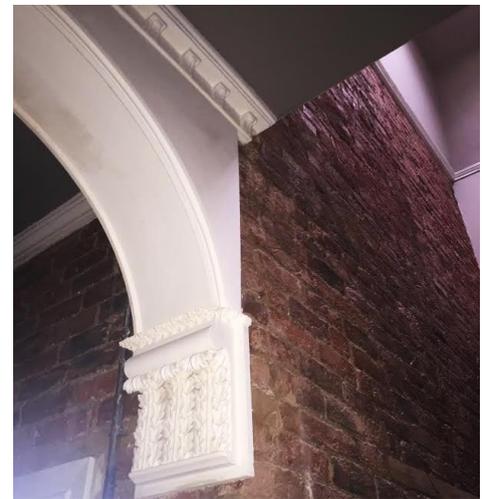
Timber beams laid across the high ceilings create a distinct visual identity to the office space whilst the log burners placed within the exposed brick fireplaces provide warmth to the space.

51 Rodney Street offers unrivalled office space in one of the most desired business addresses in Liverpool. 51 Rodney Street will completely change your work-life balance and can even offer living space should it suit you.

SPACE

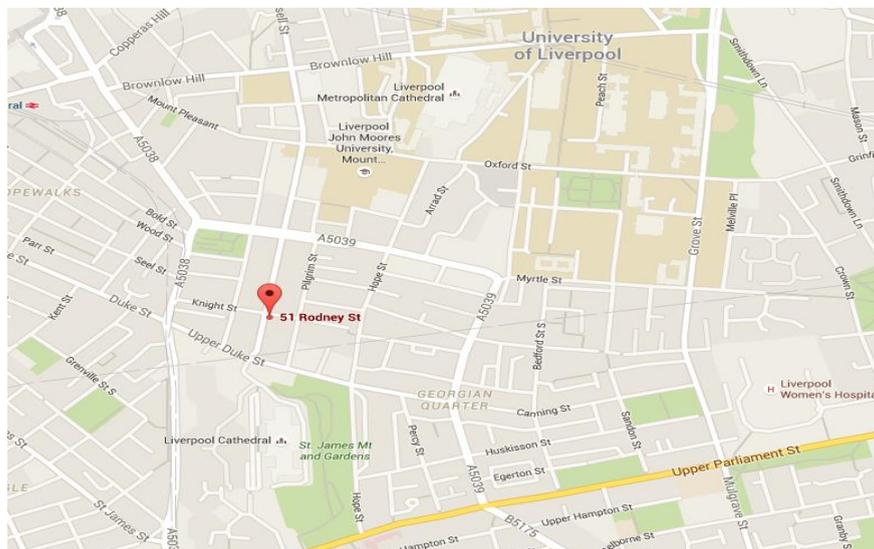
SUITE	AREA	COST PER ANNUM
Ground Floor	1,013 sq.ft	£18,000
First floor	1,045 sq.ft	£18,000
Second floor	957 sq.ft	£15,000
Basement space	Coming soon	Coming soon

**Rent includes service charge, use of the communal meeting room and access to the landscaped garden. Building insurance is charged separately.*



LOCATION

Rodney Street is one of the few nineteenth century streets that would still be familiar to its 1880s inhabitants. It has retained its elegance and has escaped relatively unscathed for its two hundred years of existence. The building is now housed between medical consultants, new independent restaurants and traders and benefits from good public transport links. It is a prime address for a business occupier.



TERMS

Leases will be drawn on a standard fully repairing and insuring basis for a term of years to be agreed. The rent will include a service charge to cover the maintenance and upkeep of the building. Further details are available upon request.

BUSINESS RATES

The various suites will require assessment for rating purposes. The Lessee will be responsible for the payment of business rates levied upon the demise by the Local Rating Authority from the date of completion of the lease. The suites have not yet been assessed for rates but we believe it is likely that with effect from April 2017, the suites will be eligible for 100% rates relief.

VAT

All figures quoted will be exclusive of, but may be liable to VAT.



VIEWING & INFORMATION

For viewing and further information please contact:

Sarah Syvret

Tel. No. (0151) 230 1130

Mob. No. 07581 543 386

Email: sarah@worthingtonowen.com

Details Updated July 2016

Subject to Contract

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

