

AMENITIES / COMMUNICATIONS

3 Temple Square is surrounded by a plethora of bars and restaurants.

A gym facility is two minutes away and shopping in the Met Quarter and Liverpool ONE are within a short walking distance.

3 Temple Square benefits from excellent transport links with easy access to the M62, M57 and M53 Motorways.

The property is located just a minute's walk from Moorfields Merseyrail Station. There is also a bus service located outside of the property providing regular services to all parts of Merseyside.

The Mersey Ferries offer an iconic way to cross the River Mersey.



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FOR SALE
£275,000

3
TEMPLE SQUARE
LIVERPOOL
L2 5RH

SUITABLE FOR

-
- MEDICAL CONSULTING
-
- DENTISTRY
-
- BEAUTY
-
- LEISURE
-
- FINANCIAL
-
- PROFESSIONAL SERVICES
-
- RETAIL

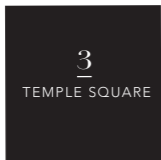
Important Notice

These particulars do not form part of any contract. The agents nor any of their directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. 10/16 Design: Alphabet Design 0151 707 1199 www.alphabet-design.co.uk

LOCATION

3 Temple Square is situated off Dale Street in the heart of Liverpool City Centre.

The building sits within a pleasant mixed-use, environment. The landscaped area of Temple Square is due to undergo a complete refurbishment with new hard / soft landscaping and seating areas, to provide much sought after open-air green space for occupiers and passers-by to enjoy. Temple Square is formed by a number of modern and listed buildings which house a thriving mix of businesses, it has become a prominent part of the City's core business district.



THE BUILDING

3 Temple Square is a listed building comprising of 6 storeys. The upper floors consist of high end residential apartments. The suite that is being marketed for sale is the lower ground floor comprising 2,680 sq ft. The suite has its own, secured self-contained entrance and provides good quality open-plan accommodation with high levels of natural light.

The space would ideally suit an office occupier or alternatively medical professionals, dentists and beauticians.

Externally the property has a mews feel to it with urban views across the square and direct access to the elevated garden area.



INDICATIVE FLOOR PLAN

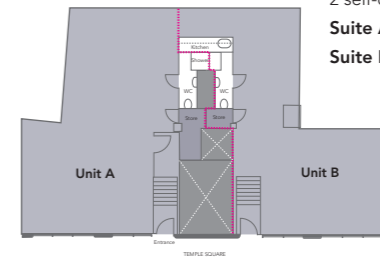
Available as one self-contained unit of **2,680 sq ft** (249 sq m)

Alternatively the suite is capable of sub-division into

2 self-contained units.

Suite A 1,355 sq ft (124.5 sq m)

Suite B 1,325 sq ft (124.5 sq m)



SPECIFICATION

- High ceilings
- Air conditioning
- Private entrance
- WC's / Shower Facilities
- Open-plan accommodation that will easily split into smaller suites / pods
- Electronic roller shutter blinds on all windows
- CCTV monitoring system

