



CORN EXCHANGE

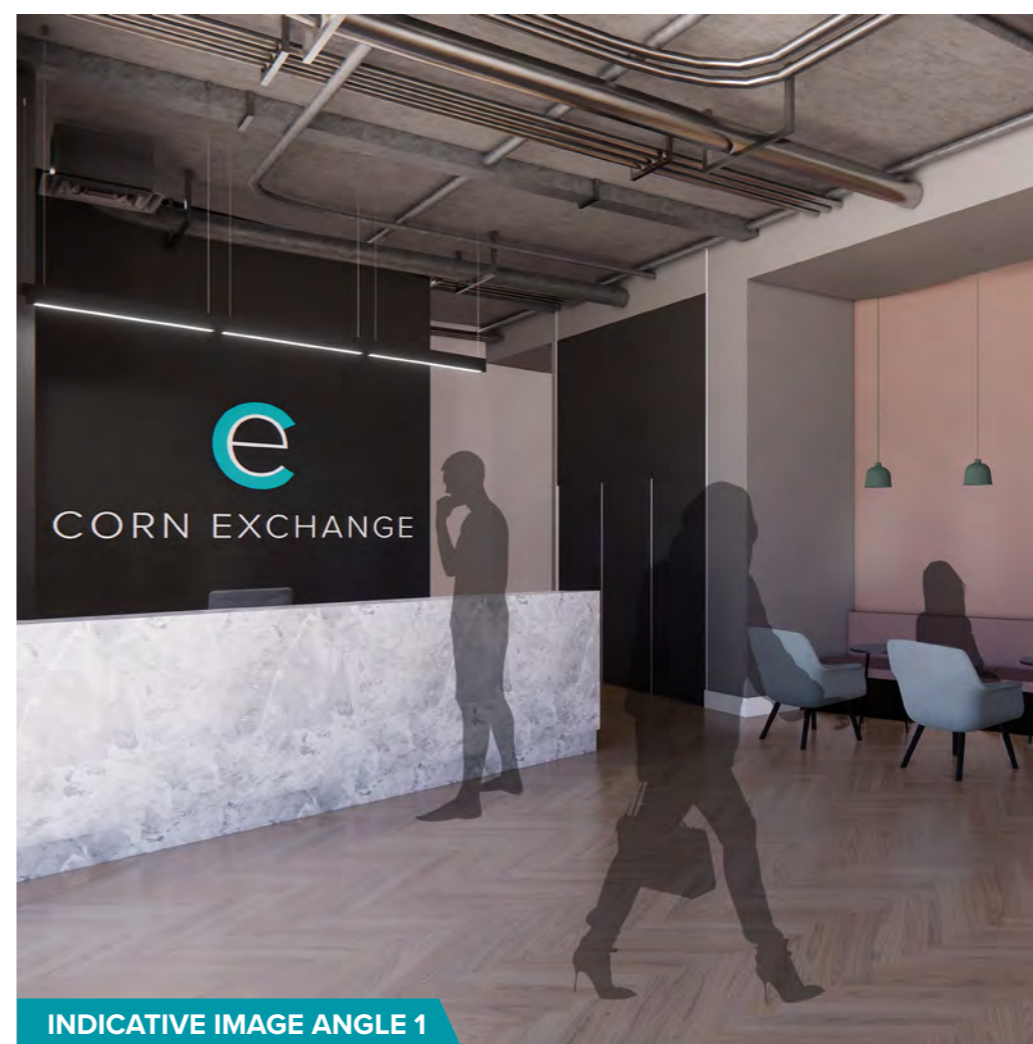
FENWICK STREET LIVERPOOL L2 0PJ



LANDMARK MIXED USE BUILDING IN LIVERPOOL'S PRIME OFFICE QUARTER

GROUND & FIRST FLOOR OFFICES
TO LET 8,880 SQ FT - 20,709 SQ FT

- > PROMINENT GROUND FLOOR ENTRANCE
RECEPTION WITH SIGNAGE OPPORTUNITIES
- > OPEN FLOOR PLATES
- > SUITABLE FOR A RANGE OF ALTERNATIVE USES
- > ON SITE PARKING



ACCOMMODATION

The available suites are situated at ground and first floor levels and provide flexible open plan accommodation. Access is via a large virtually self-contained ground floor entrance reception with high visibility frontage to Fenwick Street. There is potential for prominent external signage if required.

SPECIFICATION

The first floor is fitted with air conditioning, suspended ceilings, recessed lighting and raised floors as well as a range of meeting rooms and is suitable for immediate occupation.

The ground floor accommodation is available to a shell specification ready for occupier fit out or can be refurbished by the landlord to a specification to be agreed.

INDICATIVE IMAGE ANGLE 1

CORN EXCHANGE

Corn Exchange is one of Liverpool's best known addresses. Totalling ten storeys, floors 2-8 are now occupied by Stay City who operate a 212 room apartment hotel serviced from the building's Drury Lane entrance.

The ground and first floors of the Corn Exchange provide over 28,000 sq ft of office accommodation with occupiers including Mason Partners and Shore Capital Ltd.

At lower ground floor level there are a range of retail occupiers including Prima Cleaners, Service Graphics and Philpots sandwich café.



INDICATIVE IMAGE ANGLE 2

INDICATIVE IMAGE ANGLE 2

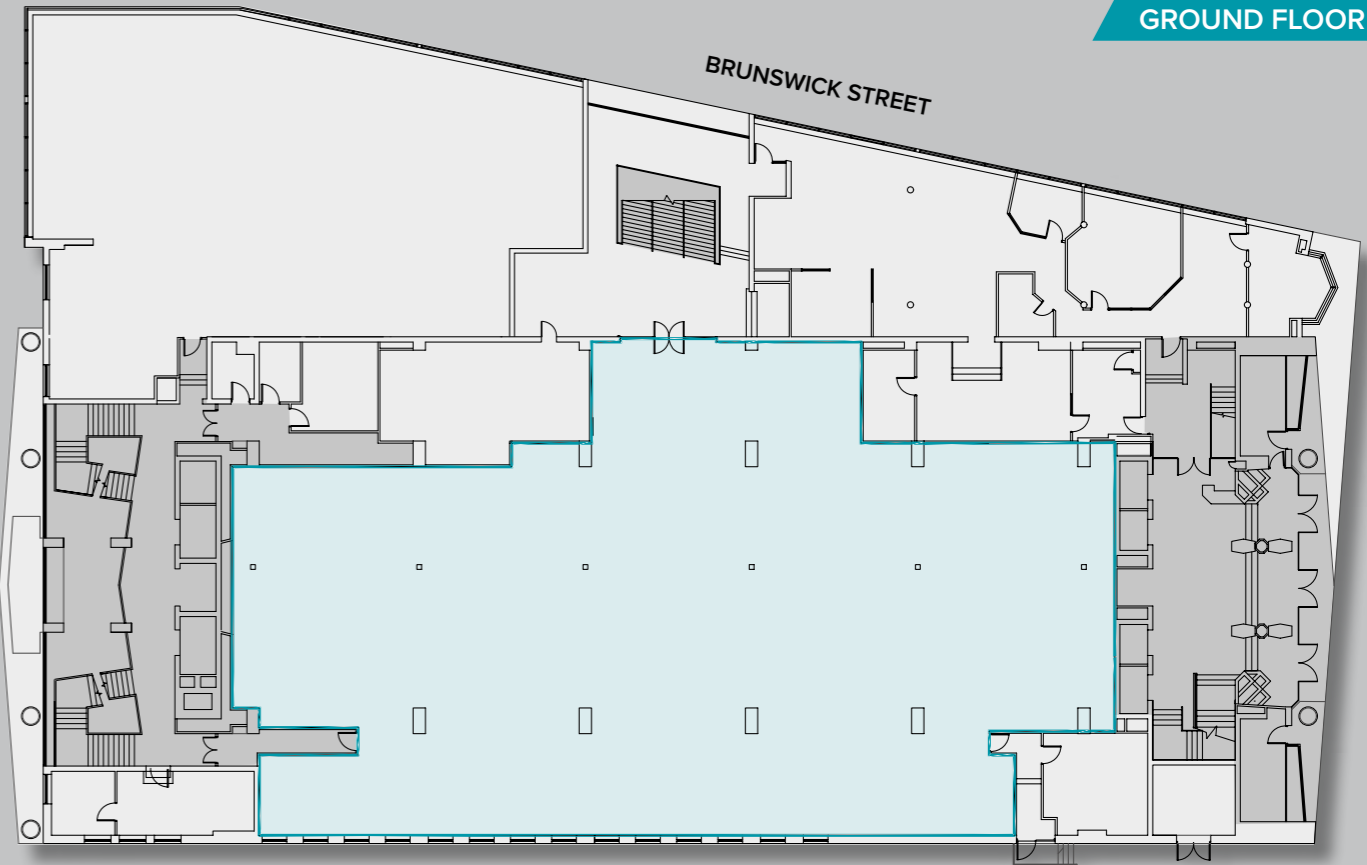
GROUND FLOOR INDICATIVE SPACE PLAN

GROUND FLOOR



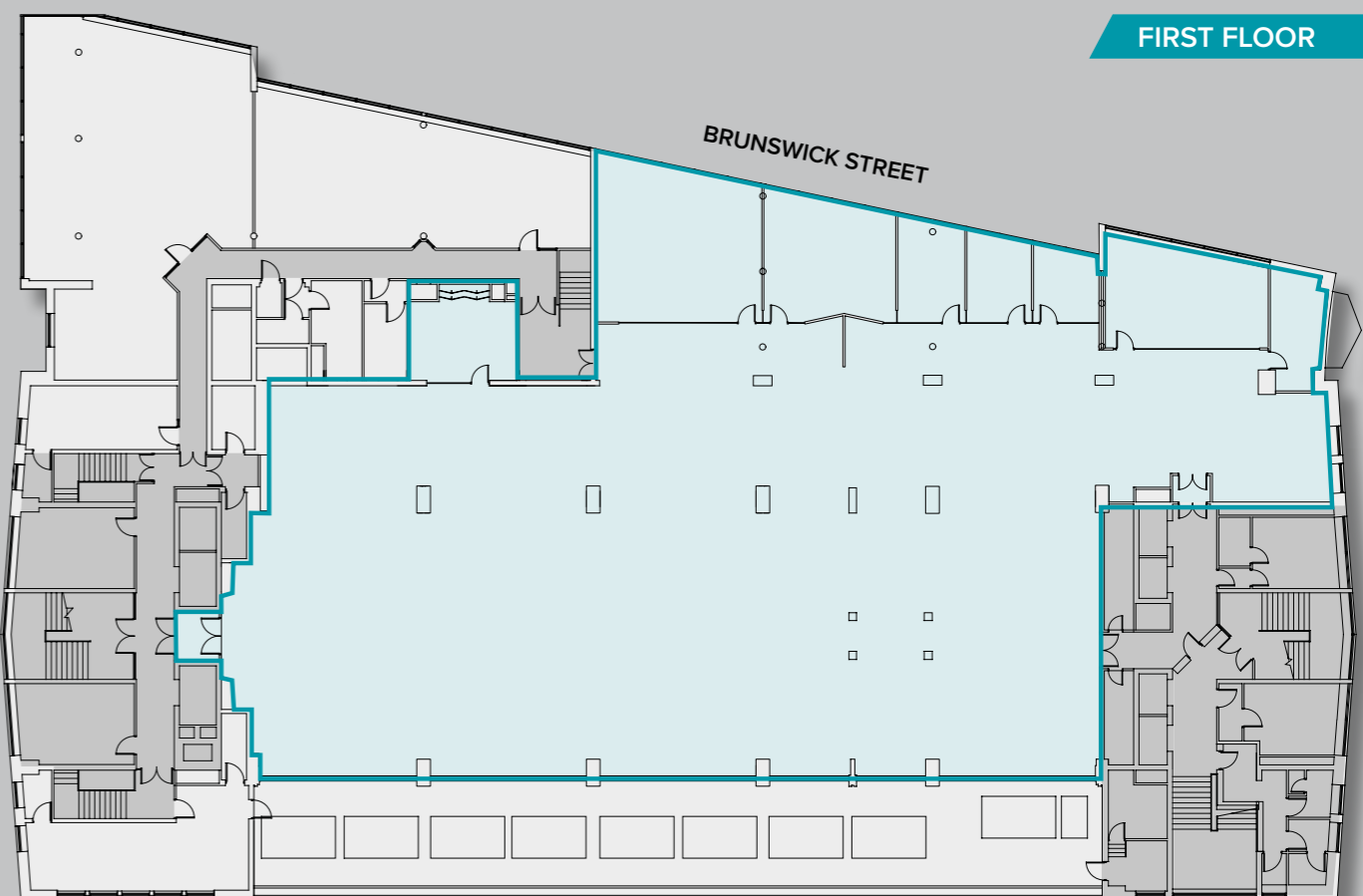
BRUNSWICK STREET ENTRANCE

INDICATIVE IMAGE ANGLE 1



FENWICK STREET ENTRANCE

FIRST FLOOR



FLOOR AREAS

The accommodation has the following net internal floor areas.

Ground Floor	8,880 sq ft
First Floor	11,829 sq ft
Total	20,709 sq ft

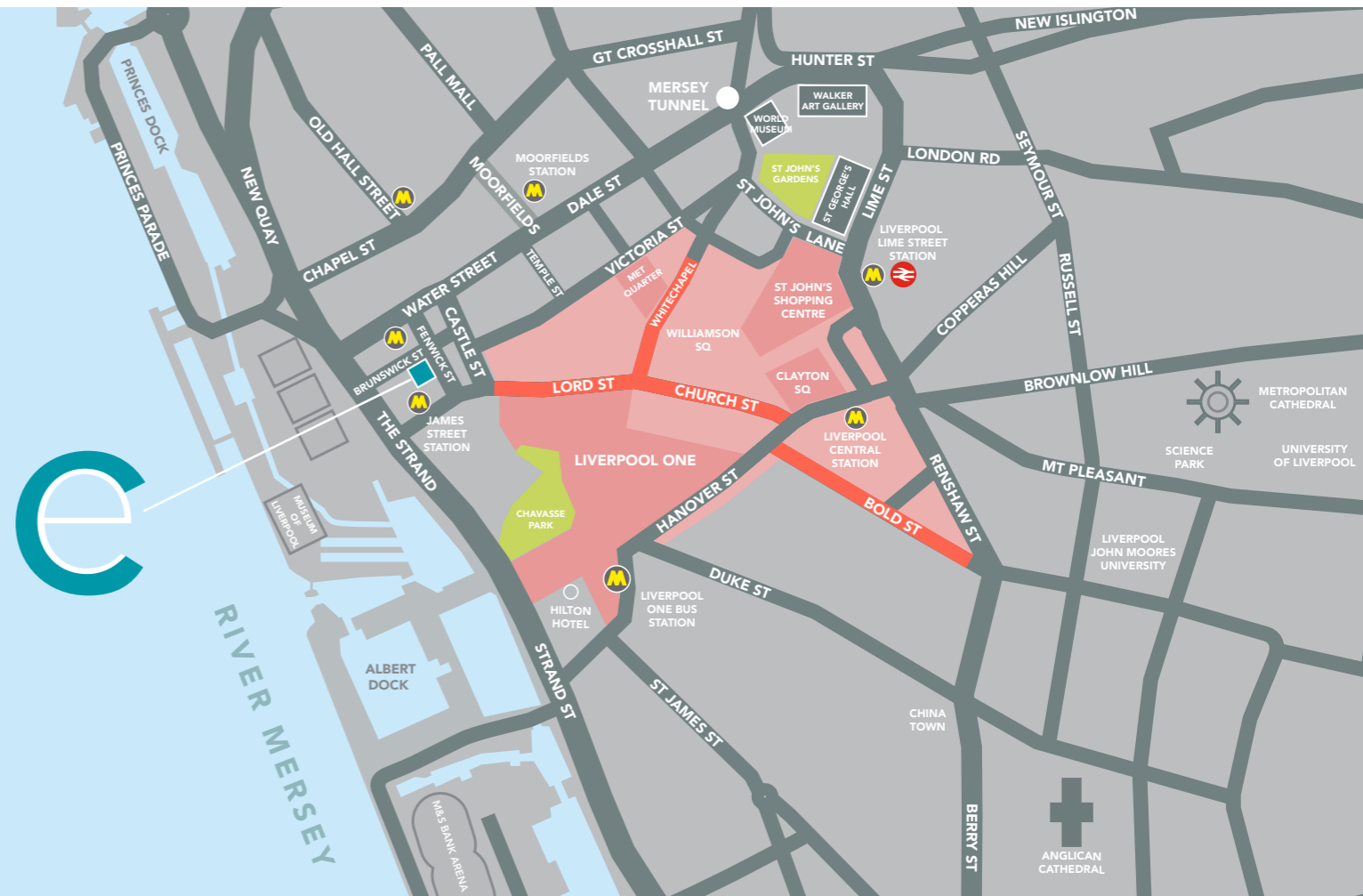
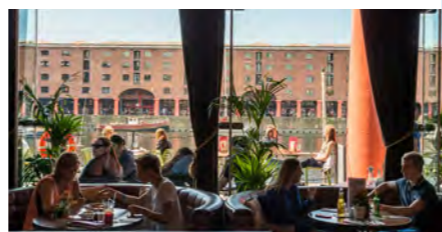


LOCATION AND COMMUNICATIONS

Corn Exchange is situated in Liverpool's central business district in close proximity to key city centre amenities including the retail core, the Town Hall and Liverpool Law Courts and is 250m from the city's waterfront. India Buildings, a 315,000 sq ft office building located opposite is in the final stages of refurbishment for occupation by HM Customs and Revenue later this year. The building will be home to an estimated 3,500 government office workers.

There are a wide range of high quality restaurants in the immediate vicinity including Restaurant Bar and Grill, San Carlo, Piccollino & Mowgli as well as numerous cafés and bars.

James Street Merseyrail Station is situated approximately 125 metres from the property, providing access to the Merseyrail loop line system linking with the mainline station at Liverpool Lime Street.





TERMS

Available via new leases on terms to be agreed.

PLANNING

The accommodation has planning consent for Class E of the Town and Country Planning Act Use Classes Order and as such can be used for a range of uses including office, gym, financial & professional services, health centre, day centre and clinic etc.

EPC

EPC rating C-65.

VAT

VAT will be chargeable on all sums due to the landlord.

CAR PARKING

Secure on site parking is available.

FURTHER INFORMATION / VIEWING

Please contact the joint agents:

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Misdescription Act

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