

OFFICES TO LET

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

- Third & Fifth Floor Availability
- Telephone Intercom Entry System
- Excellent Transport Links.

Suite 1: 30.01 Sq. m. / 323 Sq. ft.

Suite 2: 26.39 Sq. m. / 284 Sq. ft.

**20-24 MATHEW STREET
CITY CENTRE
LIVERPOOL
L2 6RE**



RENT INCENTIVES AVAILABLE

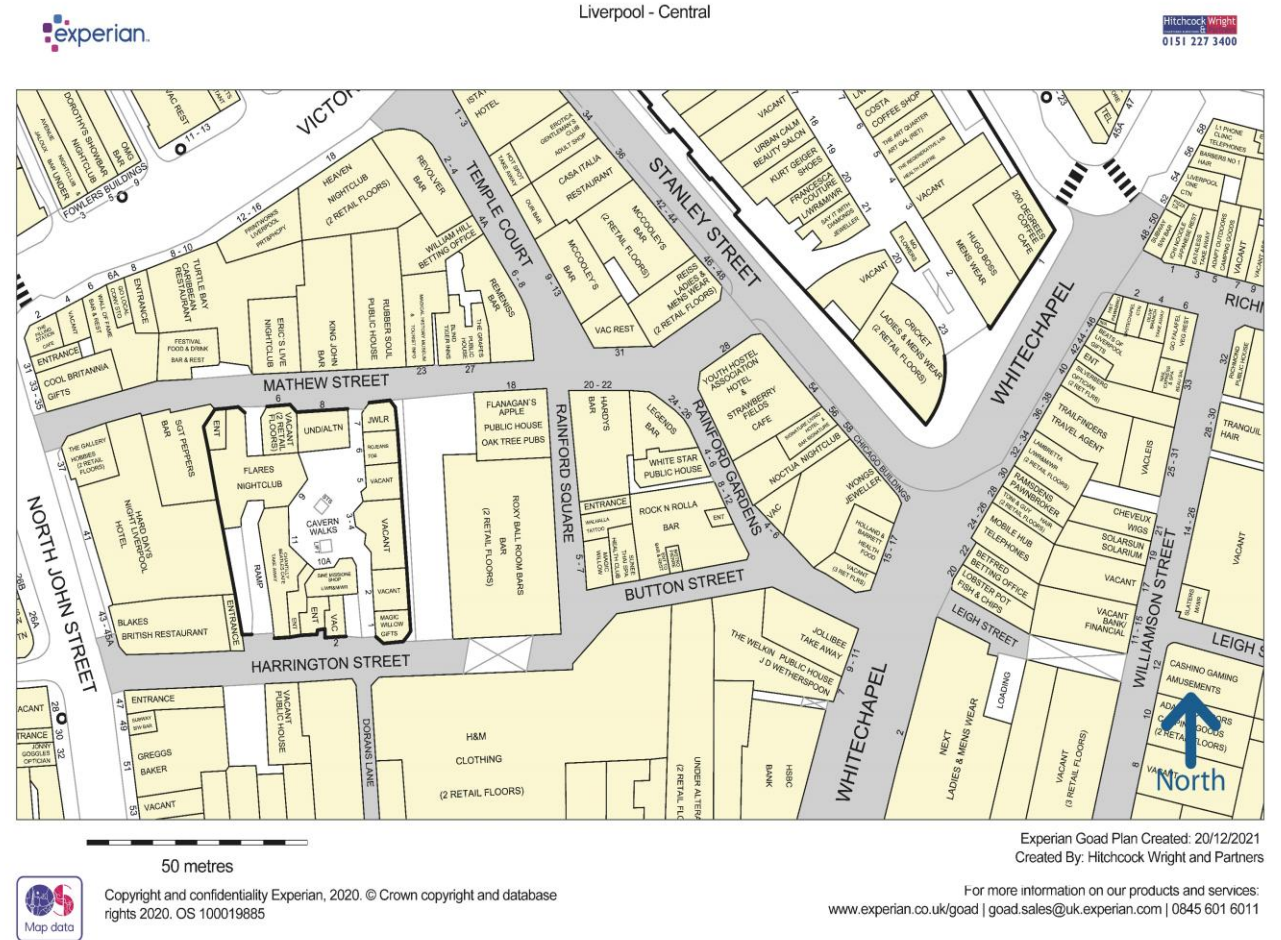


LOCATION

The premises are situated on Mathew Street at its junction with Rainford Square within Liverpool City Centre. The immediate surrounding area consists of a variety of cafés, restaurants, and bar. The area is also within walking distance of Liverpool ONE, a premier shopping and leisure destination, providing access to retail outlets, dining options, and entertainment venues.

Mathew Street is ideally positioned to benefit from excellent transport links, with Liverpool Lime Street and Moorfields train stations both within easy walking distance, providing regular services across the city and beyond. The property also enjoys close proximity to major road networks, including the M62, which connects Liverpool to the national motorway system,

In addition to its proximity to transport hubs and local amenities, Mathew Street is steeped in cultural significance, famously known as the home of the Cavern Club. The area's blend of historic charm and modern convenience makes these premises an attractive choice for an engaging working environment.



DESCRIPTION / SPECIFICATION

Suite 1 – (Third Floor)

The premises are located on the third floor of the building. The space is split into two rooms, separated by double doors. The suite benefits from natural light provided by roof windows in both rooms, which create a bright working environment. Ideal for small teams or individuals looking for a private yet connected workspace.

Key Features and specifications include:

- Two room configuration.
- Adjoining kitchenette area.
- W/C facilities.
- Carpeted flooring.
- Electric heating.



Suite 2 - (Fifth Floor)

The premises are located on the fifth floor of the building and are accessed from the Rainford Square elevation. The space features a rectangular layout, with white painted & plastered walls, offering an adaptable and open arrangement, that can accommodate for a range of configurations.

Key features and specifications include:

- Laminate flooring.
- Floor-to-ceiling mirror.
- Recessed fluorescent lighting.
- Small kitchen area.
- Self-contained W/C and shower.



LEASE TERMS

The premises are available to let by way of a new effective full repairing and insuring lease, for a term to be agreed.

RENTAL

SUITE 1 : £5,000 per annum

SUITE 2 : £7,500 + VAT per annum

SERVICE CHARGE

A service charge will be levied to cover the costs of landlord's usual services. Further details upon request.

VAT

This property is opted for tax and therefore VAT is levied on the rental element of any letting.

EPC

Available upon request.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

LEGAL COSTS

Each party is to be responsible for their own legal costs, stamp duty and any other consents thereon.

Misrepresentation Act 1967. These details are provided 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.



CONTACT/VIEWING

For viewing and further information please contact Sam Pearce or Alana Finn of Hitchcock Wright & Partners.

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