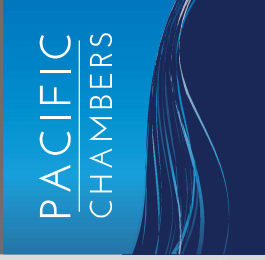


# TO LET

11/13 VICTORIA STREET, LIVERPOOL  
FULLY REFURBISHED 2ND AND  
4TH FLOOR OFFICE SUITES

50.8 sq m (547 sq ft) to  
340.30 sq m (3,663 sq ft)



ENTER



## DESCRIPTION

The impressive building is constructed of portland stone and is built in a classical style comprising ground and four upper floors.

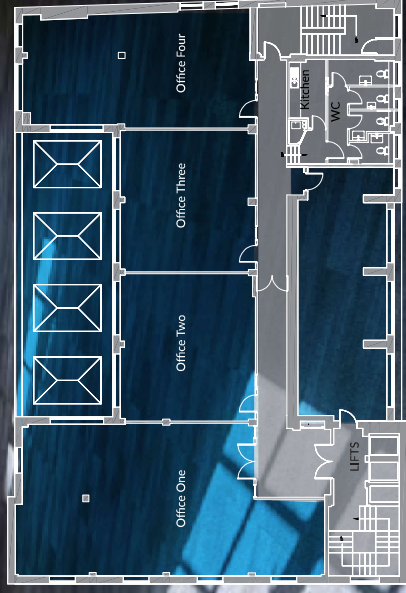
The suites are accessed directly off the main lift foyer and are basically rectangular in shape. The accommodation has the benefit of:

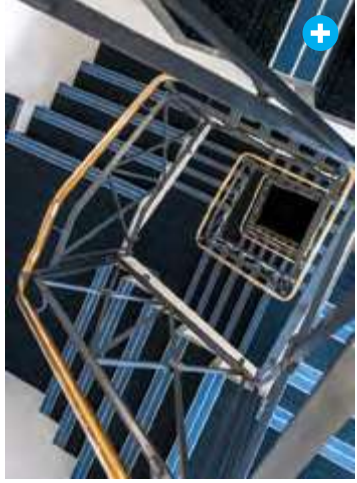
- LED LG7 fluorescent lighting.
- 3 compartment perimeter power trunking.
- Low static carpeting.
- Full decoration



## SECOND FLOOR

	Sq m	Sq ft
Office 1	112.9	1,215
Office 2	53.1	572







4  
3  
2  
1

Haines Watts

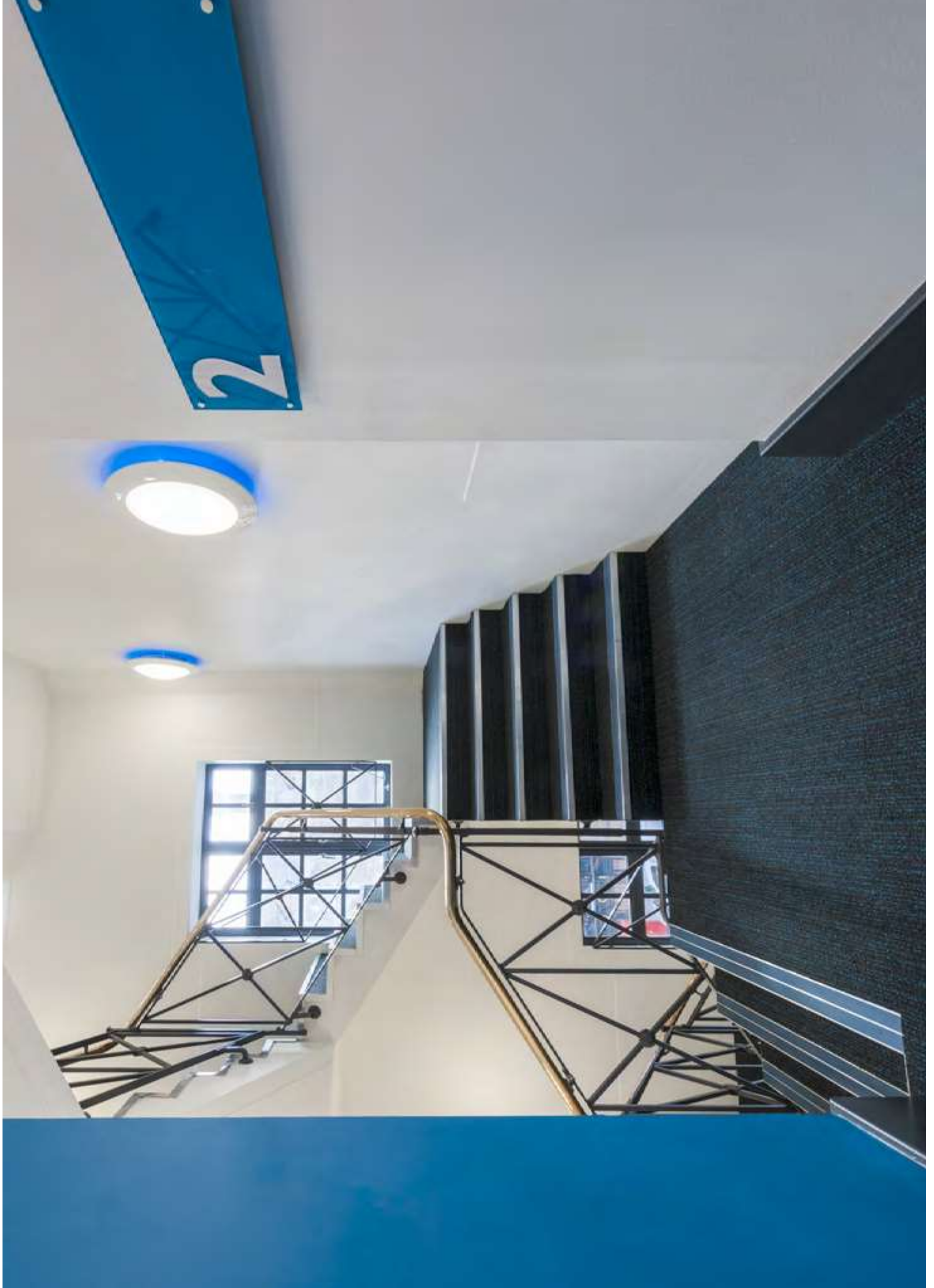
Guy Williams Laydon

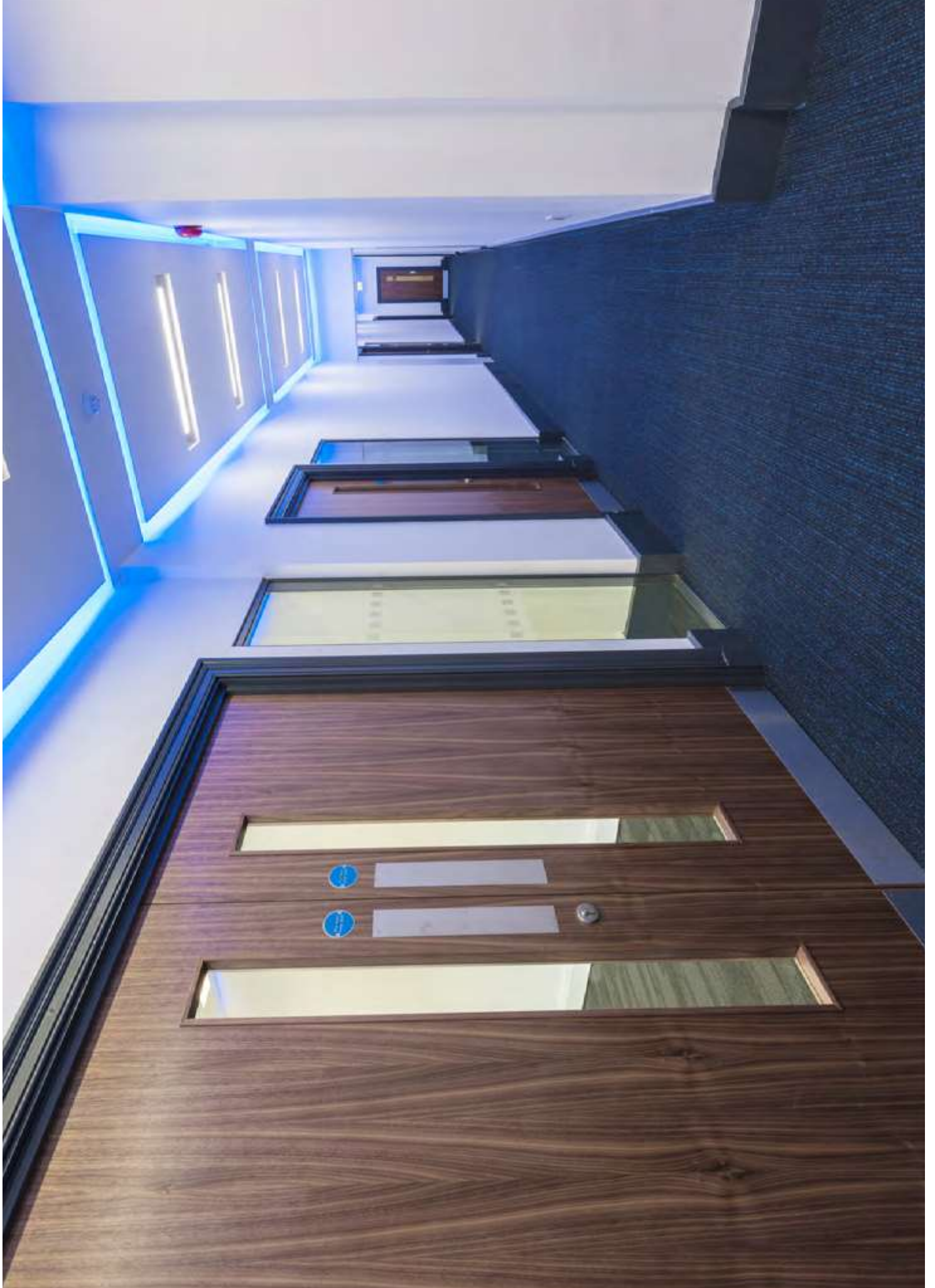


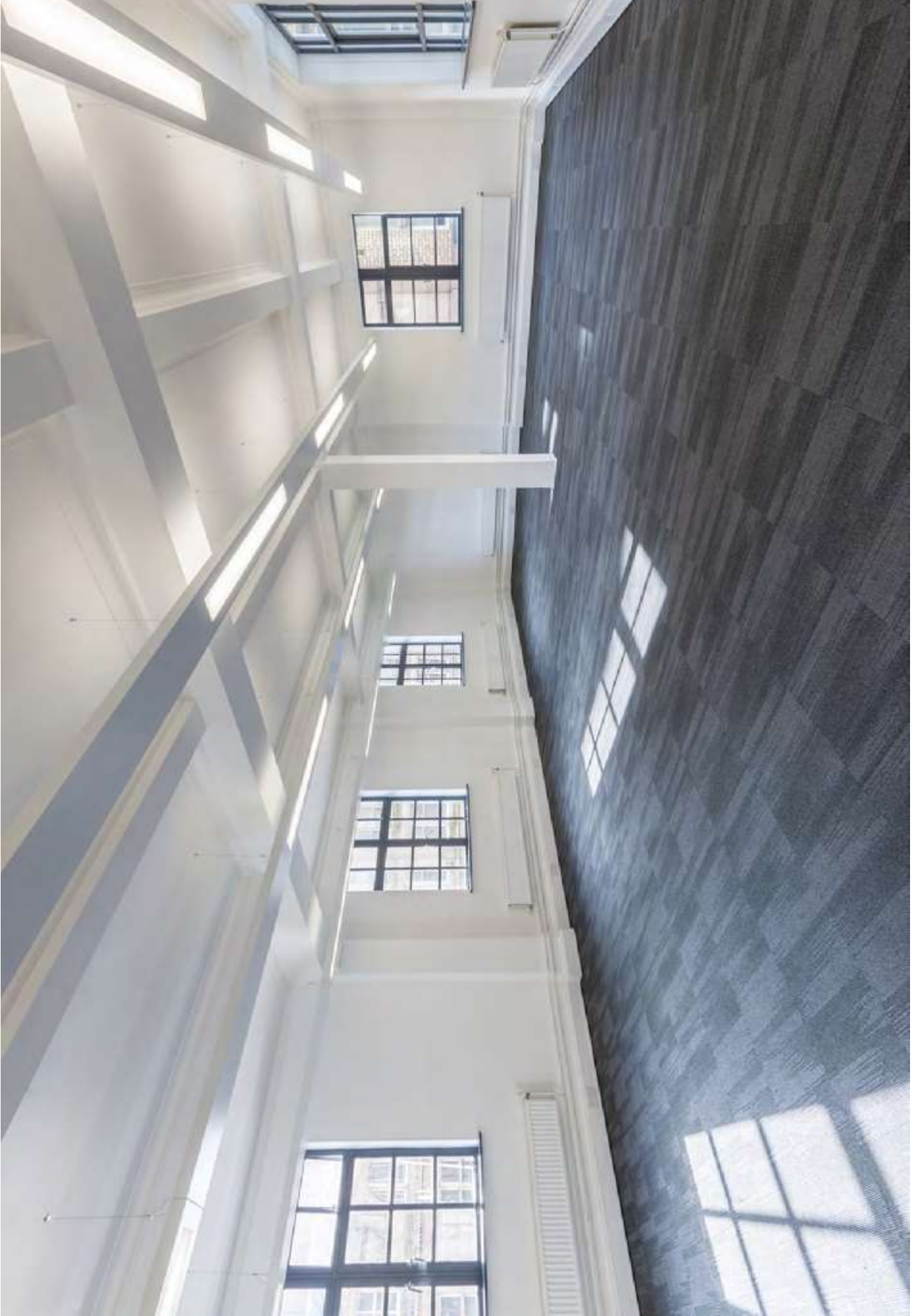
At your service. Always.

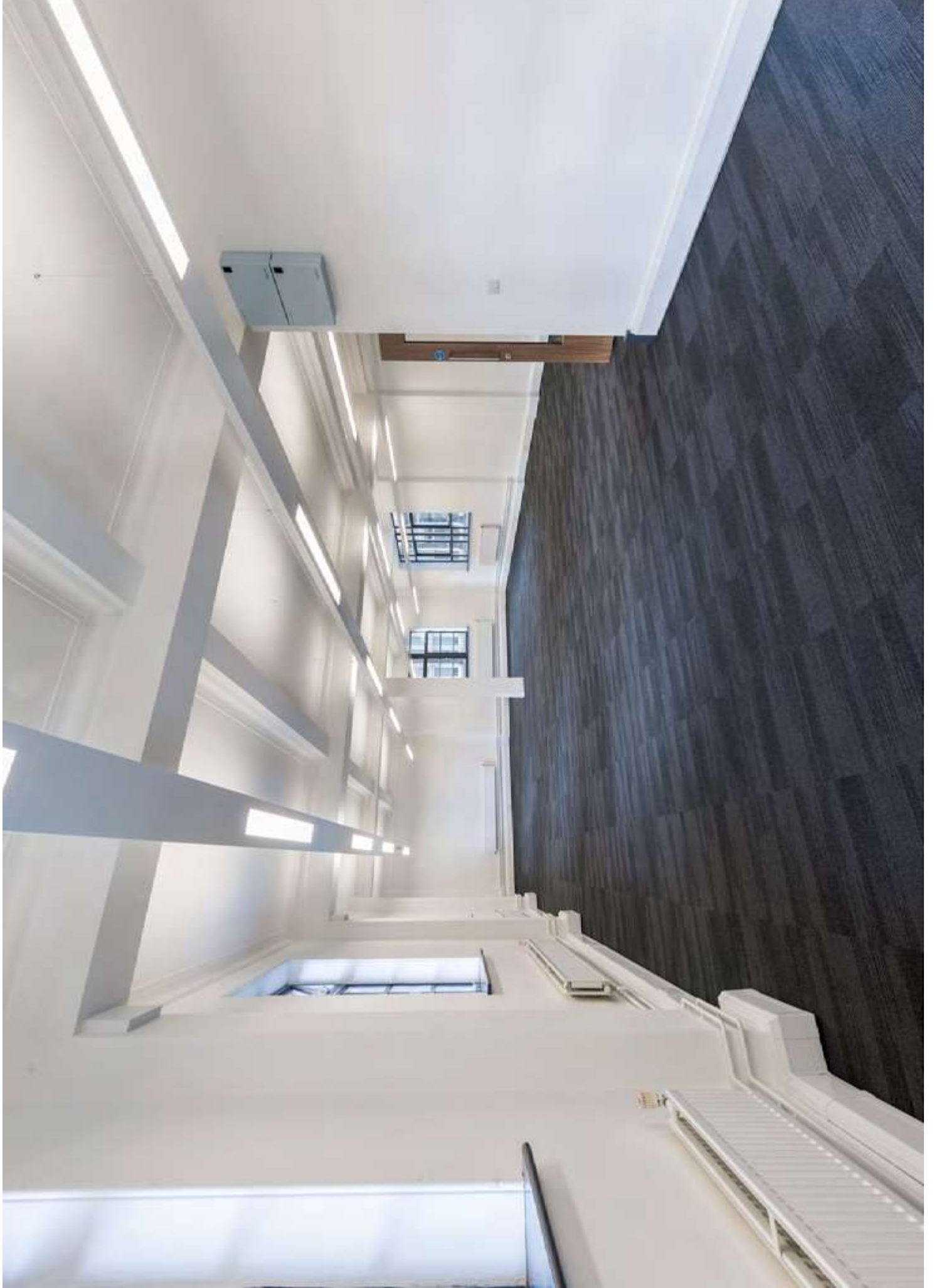


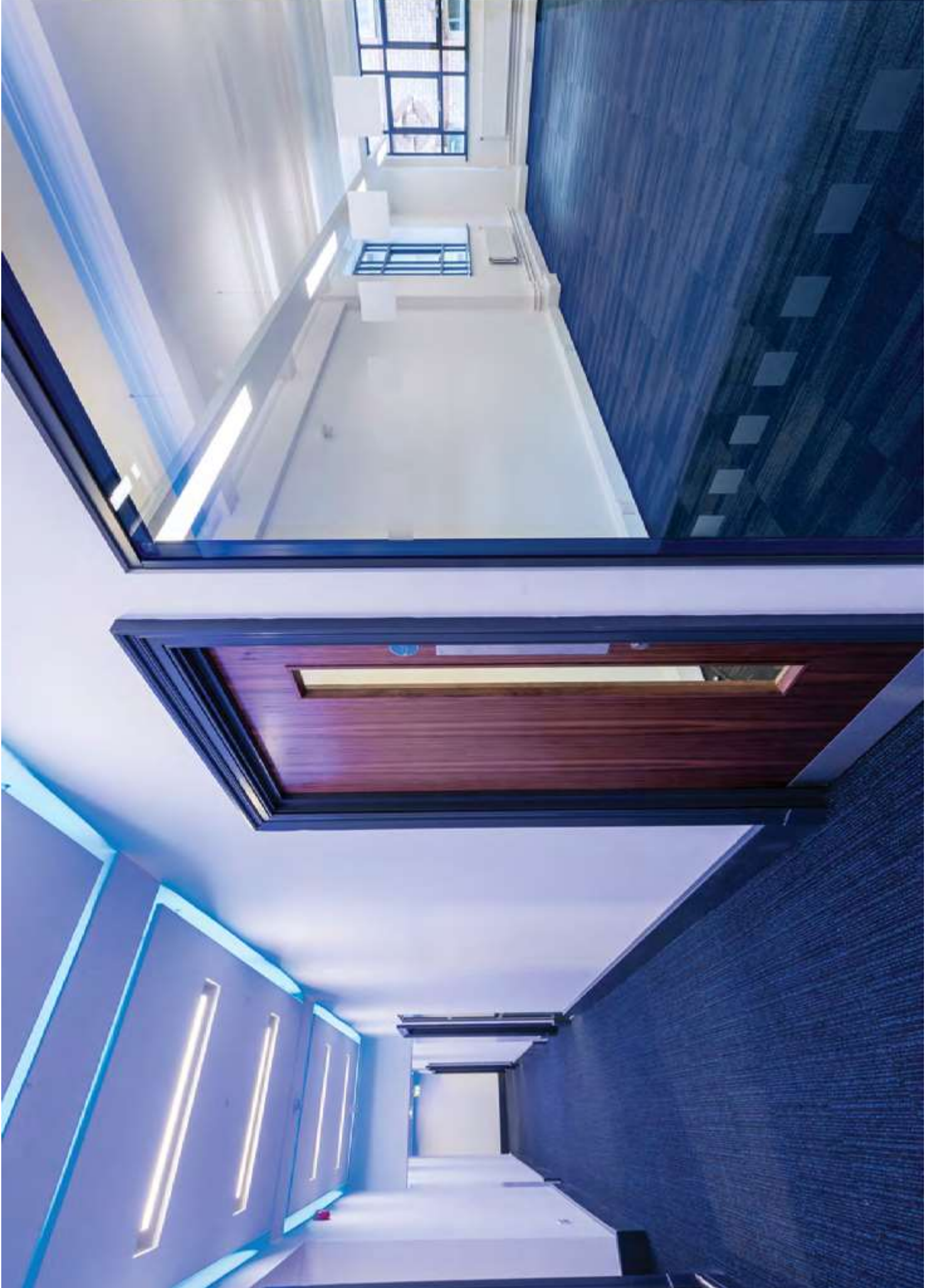




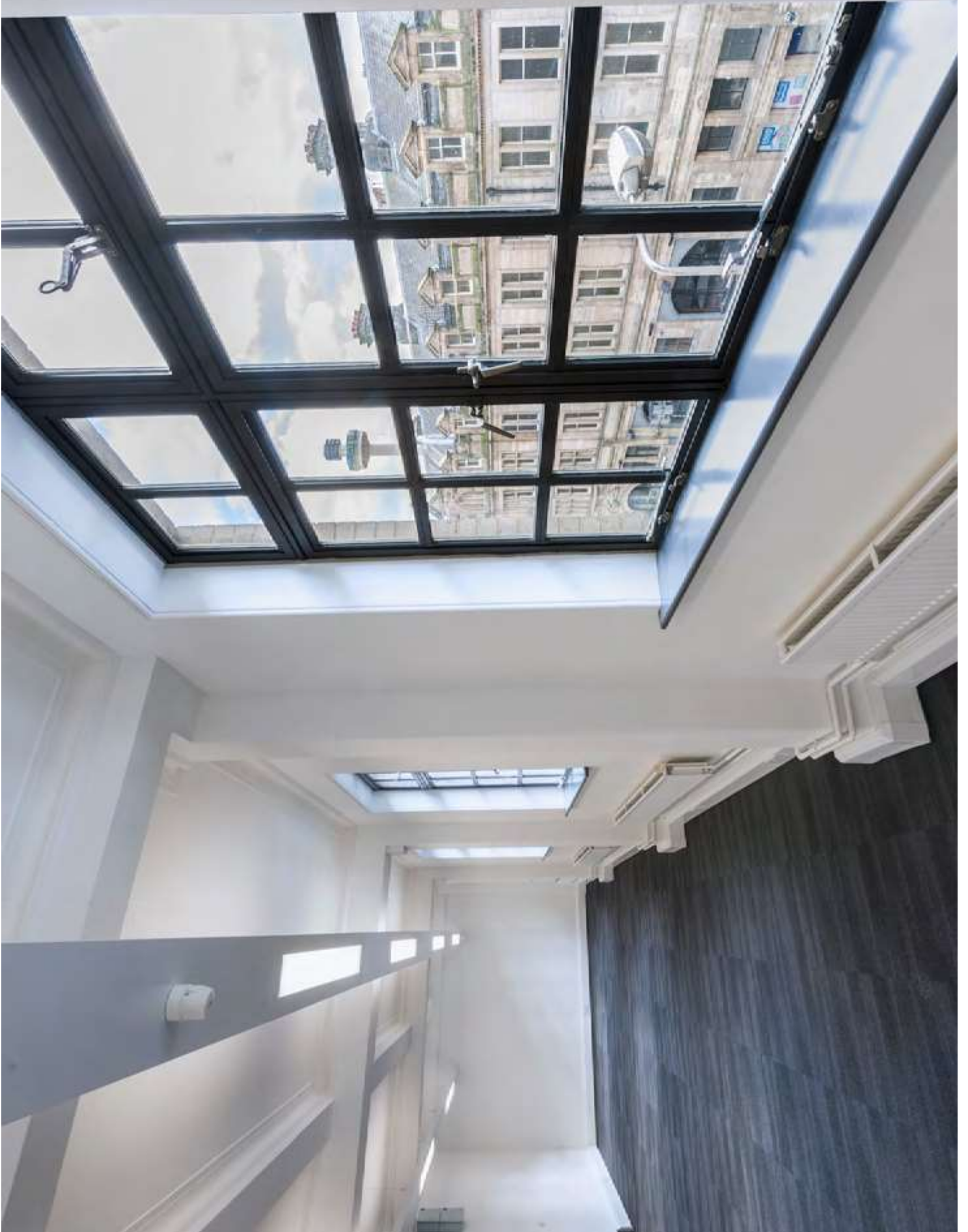




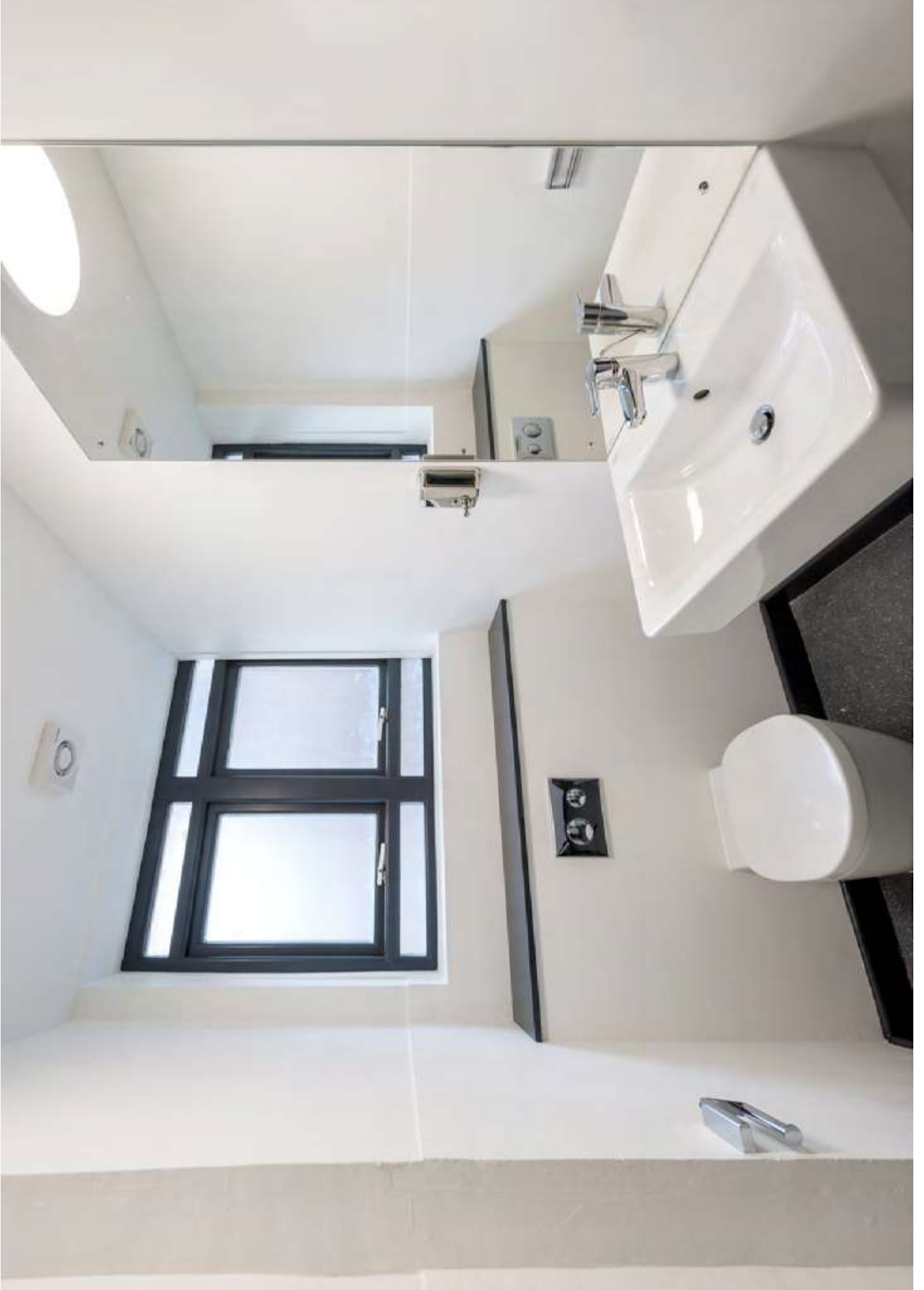


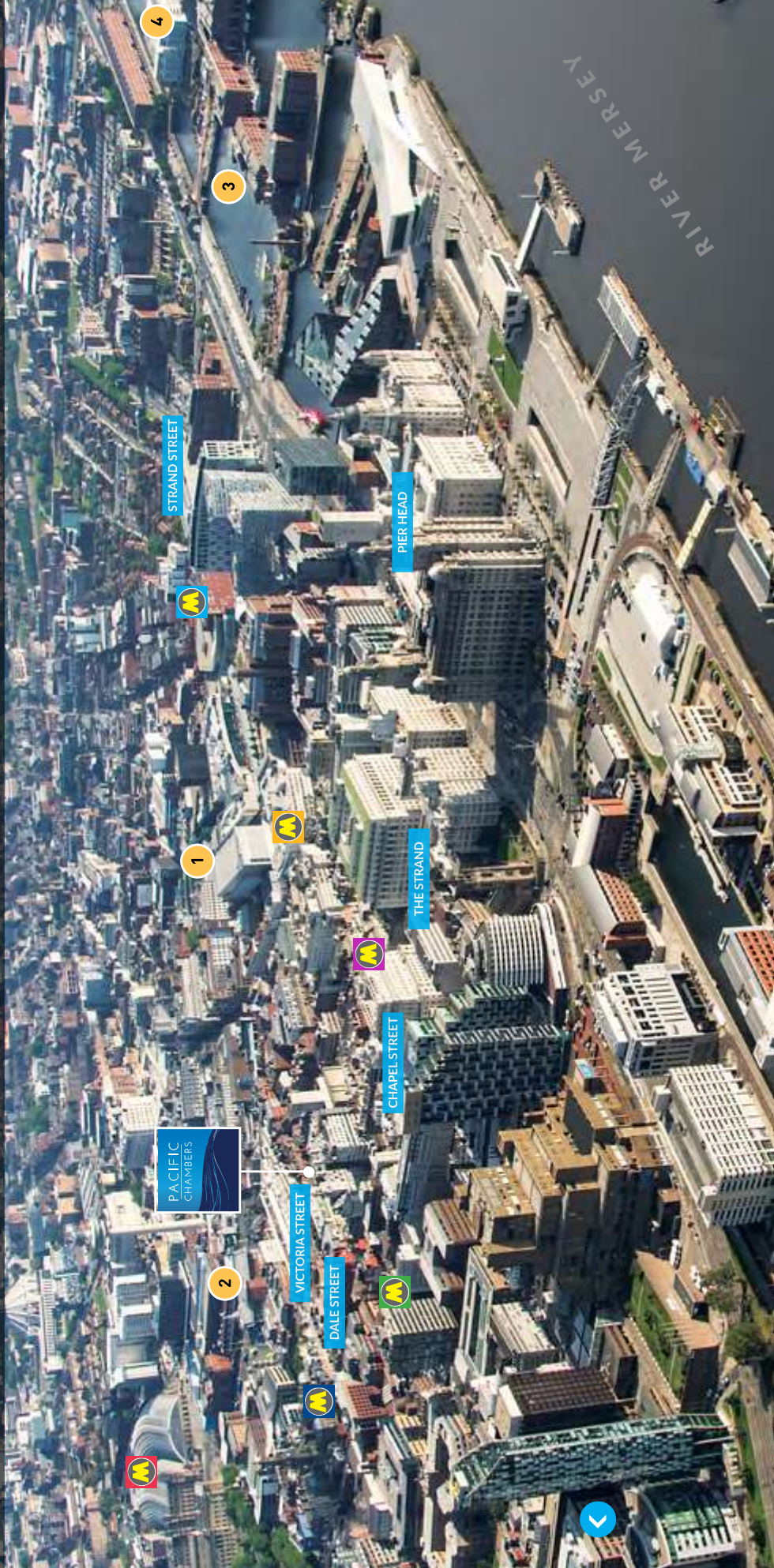












PACIFIC CHAMBERS

STRAND STREET

PIER HEAD

THE STRAND

CHAPEL STREET

VICTORIA STREET

DALE STREET

- 1 Liverpool ONE
- 2 The Met Quarter
- 3 Albert Dock
- 4 Liverpool Echo Arena  
BT Convention Centre  
Liverpool Exhibition Centre

- Liverpool ONE Bus Station
- James Street Station - James Street Entrance
- James Street Station - Water Street Entrance
- Moorfields Station - Moorfields Entrance
- Moorfields Station - Old Hall Street Entrance
- Lime Street Station

## LOCATION

Pacific Chambers is strategically placed on the North side of Victoria Street close to it's junction with Temple Street and Princes Street.

The building is situated in the main Central Business District and has the benefit of all main amenities including local bus and rail links.

The property also lies close to Liverpool ONE, the Cavern Quarter and main retail area of Church Street and Lord Street.





## LEASE TERMS

The suites are available on flexible lease terms for a period of years to be agreed and to be in accordance with our clients standard form of lease for the building.

## RENTAL

Upon request

## SERVICE CHARGE

The ingoing tenant will be responsible for a fair proportion of the landlord's outgoings to include inter alia, cleaning and lighting of common parts, lift maintenance, caretaking and security etc.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the preparation of the lease and any stamp duty thereon.

## EPC

Details on request

## VIEWING & FURTHER INFORMATION

Please contact Brian Ricketts, Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400 Fax. No. (0151) 227 3010

E-mail: [brianricketts@hwandp.co.uk](mailto:brianricketts@hwandp.co.uk)

Details Updated September 2016

Subject to Contract. Please contact the sole agents.



Brian Ricketts  
E: [BrianRicketts@hwandp.co.uk](mailto:BrianRicketts@hwandp.co.uk)

**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.

