

REFURBISHED OFFICES

TO LET

**DALE HOUSE, DALE STREET, LIVERPOOL
1,125 TO 4,100 SQ. FT.**



LOCATION

The building is prominently located on Dale Street, close to its junction with North John Street, in the heart of the prime office core of Liverpool City Centre.

It is situated in close proximity to the main retail area and Liverpool One Shopping Centre, and in addition benefits from excellent access to public transport, with Moorfields underground station being situated close by.

There is an extensive range of both multi-storey and surface car parking situated within the immediate vicinity.

DESCRIPTION

The building extends to ground plus four upper floors with a recessed entrance to the offices being available on Dale Street, and a lift serving all floors.

Ladies and Gents W.C. accommodation is situated on alternate floors within the common parts.

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Three self-contained suites are available, the ground floor suite benefiting from a self-contained access from Dale Street and full height plate glass windows to the Dale Street elevation.

The ground floor suite benefits from its own w.c. accommodation.

The upper floor accommodation is situated on the third and fourth floors, and is in excellent decorative order, and benefits from good natural daylighting, and gas fired central heating.

FLOOR AREA

The accommodation has been measured on a net internal floor area in accordance with the RICS Code of Measuring Practice, and extends to the following areas:-

Ground Floor	-	1,125	square	feet
(104.5 m ²)				
Third Floor	-	1,479	square	feet
(137.40 m ²)				
Fourth Floor	-	1,496	square	feet
(138.98 m ²)				
TOTAL	-	4,100	square	feet
		(380.88 m²)		

The accommodation is available as a whole or in individual suites from 1,125 square feet. New standard commercial leases are available

with flexible terms for periods of 12 months upwards.

TERMS

Details on application

SERVICE CHARGE

A service charge will be payable on a proportionate basis, for all usual landlord services.

RATES

The occupier will be responsible for the payment of rates and all other outgoings arising as a result of occupation at the accommodation.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs.

VAT

All rentals quoted are exclusive of VAT.

VIEWING

Strictly by appointment only to the sole agents Edmund Kirby. Reference CH/PH. Details subject to contract.

SUBJECT TO CONTRACT