

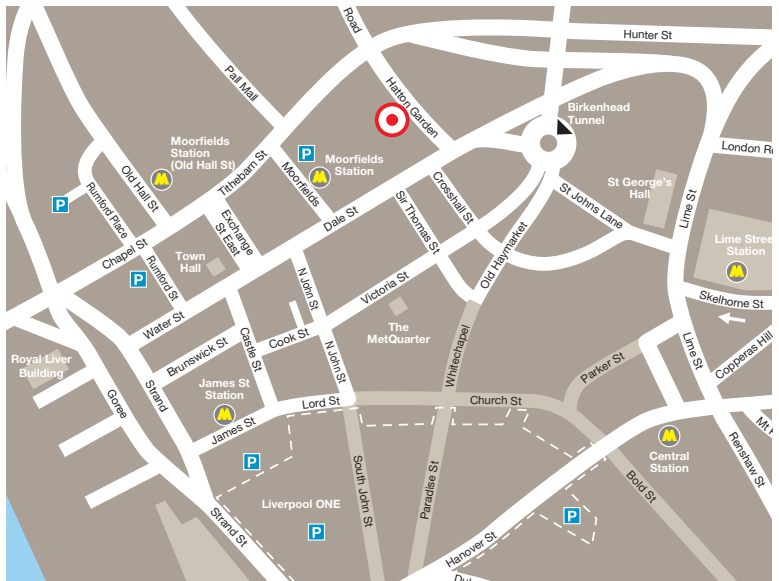
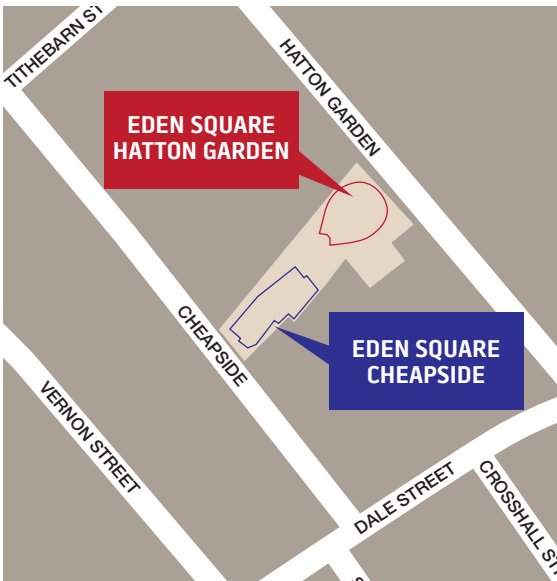
DOWNING OFFICES MEAN BUSINESS

EDEN SQUARE, LIVERPOOL L3 2FE

OFFICES TO LET OR FOR SALE FROM
378 TO 10,753 SQFT



If you're looking for an office in Liverpool city centre – big or small – we're sure we'll be able to accommodate your business. Just tell us what you're looking for...



FEATURES

- SUITABLE FOR RETAIL, OFFICE, RESTAURANT, SURGERY OR OTHER COMMERCIAL USE
- SECURE ALLOCATED CAR PARKING
- AVAILABLE AS SHELL FINISH OR FITTED-OUT
- SECURE MANAGED ENVIRONMENT
- FLOOR TO CEILING WINDOWS
- EPC EFFICIENCY RATING RANGE FROM C60-C70 (Suite specific EPCs available on request)

LOCATION

- LIVERPOOL CITY CENTRE
- 5 MINUTES' WALK FROM MOORFIELDS STATION
- CLOSE TO RETAIL, STUDENT & COMMERCIAL AREAS

TERMS

All terms will be individually negotiated with occupiers. Each party will bear its own legal costs.

HATTON GARDEN – FLOOR	NET AREA SQFT	NET AREA SQM
C1 Entrance/Reception	291	27
C1 Mezzanine	2,127	197
C2 Entrance/Reception	291	27
C2 Mezzanine	2,127	197
TOTAL	4,836	448

CHEAPSIDE – FLOOR	NET AREA SQFT	NET AREA SQM
C1 Ground	378	35
C2 Ground	1,873	174
C1 Mezzanine	1,833	170
C2 Mezzanine	1,833	170
TOTAL	5,917	549



CONTACT **JOHN CLEGG**
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