

LIVERPOOL

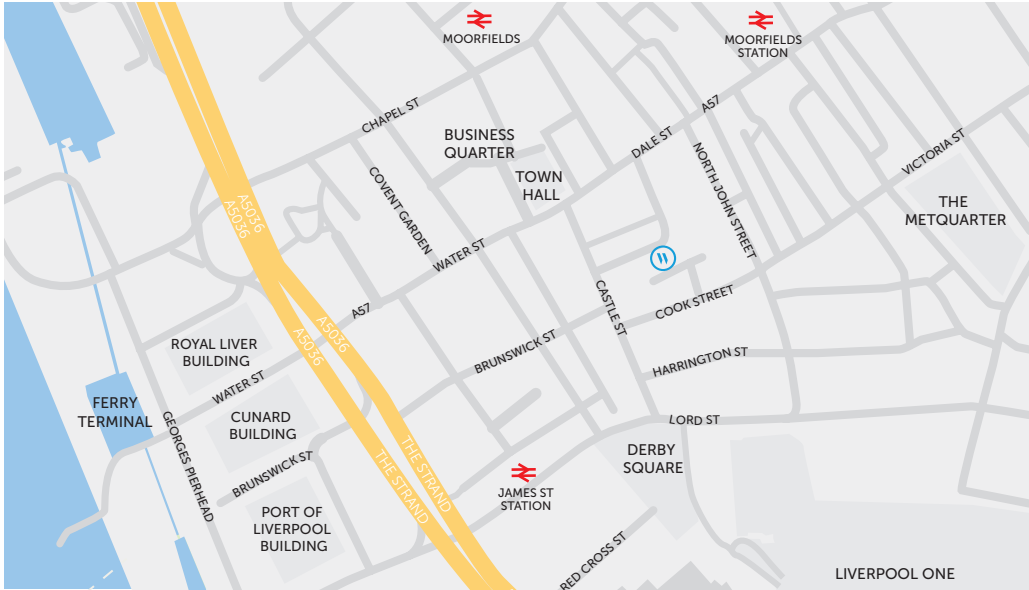
5 UNION COURT, LIVERPOOL L2 4SJ



TO LET

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LIVERPOOL L2 4SJ

FROM 956 SQ FT TO 2902 SQ FT



0151 230 1130

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LOCATION

The subject premises are located on Union Court within the heart of the city centre between Castle Street and Cook Street. The area is well served by local bus and rail service with the Merseyrail Stations of James street and Moorfields lying within close vicinity.

- From 956 sq ft to 2902 sq ft
- Fully refurbished
- Five storey office within courtyard setting

DESCRIPTION

The premises essentially comprise a period five storey office building with accommodation on basement, ground and three upper levels. With an attractive painted brick facade and traditional slate roof, access is provided via a set of double doors off Union Court leading to a lobby area from where access to the various floors is provided via both a return staircase and 8 person passenger lift.

Internally, the building has been refurbished to an excellent standard with each individual floor providing open plan accommodation and benefiting from excellent levels of natural light provided via a mix of traditional steel frame and timber sash windows.

A tasteful redecoration has been undertaken with the accommodation benefiting from papered walls, a mix of timber and carpeted floors and ceiling mounted category II lighting. A small kitchen facility has been provided on each floor. Male and female toilet facilities together with file storage space are located within the basement which once again has undergone a full refurbishment. A further toilet facility is located on the top floor.

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TERMS

The various floors are available on effective fully repairing and insuring terms to be agreed with further details available upon request.

ACCOMMODATION

From measurements taken on site, we calculate the net internal area of the various floors to be as follows:

ACCOMMODATION	IMPERIAL	METRIC
Ground Floor	986 Sq Ft	91.6 Sq M
Second Floor	956 Sq Ft	88.8 Sq M
Third Floor	960 Sq Ft	89.2 Sq M

RATES

Floor	Rateable Value	Rates Payable
Ground Floor	£11,500	£5,520
Second Floor	£10,250	£4,920
Third Floor	£9,300	£4,464

It is our understanding however that business rates will not be payable given the rateable values fall below the £12,000 threshold but it is the ingoing tenants responsibility to make their own enquiries with the local rating authority.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs incurred in the progression of legal documentation.

VIEWING

All arrangements to view the premises are strictly by prior arrangement with Worthington Owen.

Andrew Owen - 07798 576 789
andrew@worthingtonowen.com

Mark Worthington - 07713 884 784
mark@worthingtonowen.com

SUBJECT TO CONTRACT. Produced June 2018

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