



Corn Exchange

Second Floor, Corn Exchange
Fenwick Street, Liverpool
808.25m² (8,700 sq ft)
Fully refurbished



The Corn Exchange

The Corn Exchange is one of Liverpool's best known office addresses. The building comprises 11 storeys providing modern, flexible office accommodation on the upper floors and complementary retail uses on the ground floor.

The Corn Exchange benefits from its own 3 storey car park adjoining the building together with additional basement car parking providing a total of approximately 115 spaces.

A proportion of these will be available to an ingoing tenant by way of a separate licence subject to availability.

There are a range of conference facilities and meeting rooms in the building which are available to tenants by prior arrangement with DBH Serviced Business Centres.



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Service Charge

An annually reviewable service charge is levied to cover the landlord's costs incurred in providing the usual building services.

Terms

The accommodation is available on a new lease for a term of years to be agreed in accordance with our client's standard form of lease for the building. Full details are available upon request.

Car Parking

On-site car parking can be provided by way of a separate licence.*

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

The tenant will be responsible for the payment of rates and all other outgoings arising as a result of occupation of the property.

VAT

All figures quoted are exclusive of, but may be subject to, VAT.

*Subject to availability

Location & Communications

The Corn Exchange is situated in close proximity to key city centre amenities including the city centre retail core, the Town Hall and Liverpool Law Courts.

There are a wide range of high quality restaurants in the immediate vicinity including Restaurant Bar and Grill and

Heathcotes as well as numerous cafes and sandwich bars.

James Street Merseyrail Station is situated within 200 meters of the property, providing access to the Merseyrail loop line system linking with the main line station at Liverpool Lime Street.

Features

- Comfort cooling
- Traditional central heating
- Suspended ceilings
- LG7 lighting
- 3 compartment perimeter trunking with Cat V data cabling
- Private kitchen facilities
- Double glazed windows
- On-site car parking
- On-site Building Management

Floor Area

The suite has the following net internal area - 808.25 m² (8,700 sq ft)

Further information



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Misdescription Act

The agents on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by the agents has any authority to make or give any representation or warranty whatever in relation to these properties.

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