

TO LET

PART FOURTH FLOOR OFFICE

805 sq m (8,665 sq ft)



CUNARD BUILDING

WATER ST, PIER HEAD, LIVERPOOL

- **High quality offices**
- **World famous location**

**KEPPIE
MASSIE**

CUNARD BUILDING

LIVERPOOL CITY CENTRE

LOCATION

The property, one of the 'Three Graces', occupies an unrivalled position at the Pier Head on Liverpool's famous waterfront. Cunard Building is widely regarded as one of Liverpool's most prestigious office buildings. The property enjoys good access to public transport connections with James Street Merseyrail station located opposite and a number of local bus routes stopping on James Street and Castle Street. The Albert Dock is also close by.

The area enjoys extensive car parking at Princes Dock and The Capital NCP car park as well as a number of metered spaces adjacent to the building. The Pier Head is served by The Strand which allows direct access to the northern and southerly areas of Merseyside and the M62 Motorway.

DESCRIPTION

The accommodation provides 8,665 sq ft of high quality office accommodation that is currently arranged into a number of cellular offices, meeting and training rooms.

The accommodation has been recently refurbished and includes redecoration and new carpeting. A number of the training/meeting rooms benefit from comfort cooling. The accommodation benefits from good levels of natural light and excellent views.

At the very rear of the accommodation there is a separate kitchen and rest room area.

SPECIFICATION

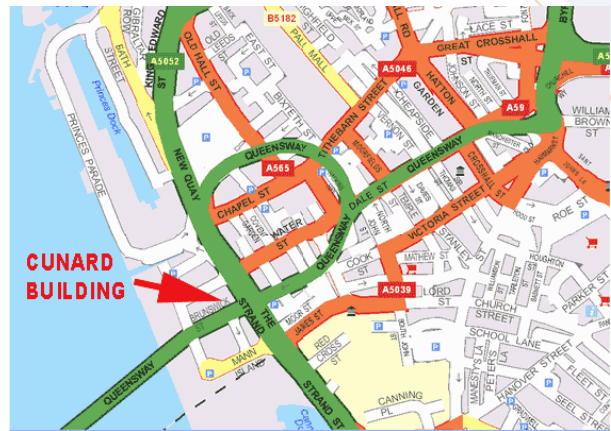
- Suspended ceiling
- Cat II lighting
- Perimeter trunking
- Comfort cooling to part

RENT

The accommodation is available for the residue of our client's lease expiring on 09/03/2010. Should a longer term be required we are informed that the landlord will consider new leases for the accommodation.

BUSINESS RATES

Interested parties are advised to contact Liverpool City Council on 0151 233 3000 for further information.



VAT

All rentals, prices and outgoings quoted are exclusive but may be subject to VAT.

LEGAL COSTS

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

VIEWING

Strictly by appointment with the joint agents:

Contact:

Tony Reed
Keppie Massie
Alabama House
6 Rumford Place
Liverpool L3 9BY

Tel: 0151 255 0755

Email:

tonyreed@keppiemassie.co.uk

SUBJECT TO CONTRACT

**KEPPIE
MASSIE**

SURVEYORS & PROPERTY CONSULTANTS

0151 255 0755 www.keppiemassie.com

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