

GOSTIN'S BUILDING

Hanover Street
Liverpool City Centre
L1 3DN

TO LET

OFFICE SPACE

250 sq ft to 6,831 sq ft

Flexible & affordable terms



GOSTIN'S BUILDING

Hanover Street

Liverpool City Centre

L1 3DN

About Gostin's

Gostin's Building is a former warehouse property which has been converted to provide retail and office uses over ground and seven upper floors.

There are two ground floor retail units occupied by Bluecoat Bookshops and Tracey Bell Beauty Centre. There is also a mezzanine retail area comprising a wide range of occupiers including a small coffee shop.

The offices benefit space occupies the majority of the upper floors and offers quality open plan space with a 'loft' feel. The reception is staffed during normal office hours and benefits from disabled access with access to two new large passenger lifts.



GOSTIN'S BUILDING

Hanover Street
Liverpool City Centre
L1 3DN

Location

The property occupies a prominent position positioned on Hanover Street and is adjacent to the newly constructed Novotel which was part of the Liverpool One Development undertaken by Grosvenor. It is also adjacent to the Casartelli Apartments which represent a high quality residential development on the corner of Hanover Street and Duke Street. Central station is located at the junction of Church Street, Ranelagh Street, Hanover Street and Bold Street, approximately 350 metres to the north east of the property.



GOSTIN'S BUILDING

Hanover Street
Liverpool City Centre
L1 3DN

Office Space

There is a wide range of office space available to suit all budgets. We can provide space to accommodate 1 desk or 60 plus desks. The specification of the building includes:-

- Staffed reception
- Two new passenger lifts plus one goods lift
- Disabled access and facilities
- Free meeting room (subject to availability & small key deposit)
- Cat II Lighting
- Inclusive rents
- Lease lengths from 12 months
- Simplified legal documentation allowing swift occupation



GOSTIN'S BUILDING

Hanover Street
Liverpool City Centre
L1 3DN

Contact

For viewings please contact Tony Reed or Andrew Byrne
of agents Keppie Massie.

Tailored terms and costs are available on request.



Tony Reed

tonyreed@keppiemassie.com

Andrew Byrne

andrewbyrne@keppiemassie.com

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991
Keppie Massie for themselves and for the vendor or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of any 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 Keppie Massie has any authority to make or give any representation or warranty whatsoever in relation to this property.

Produced: May 2011.

