



# TO LET

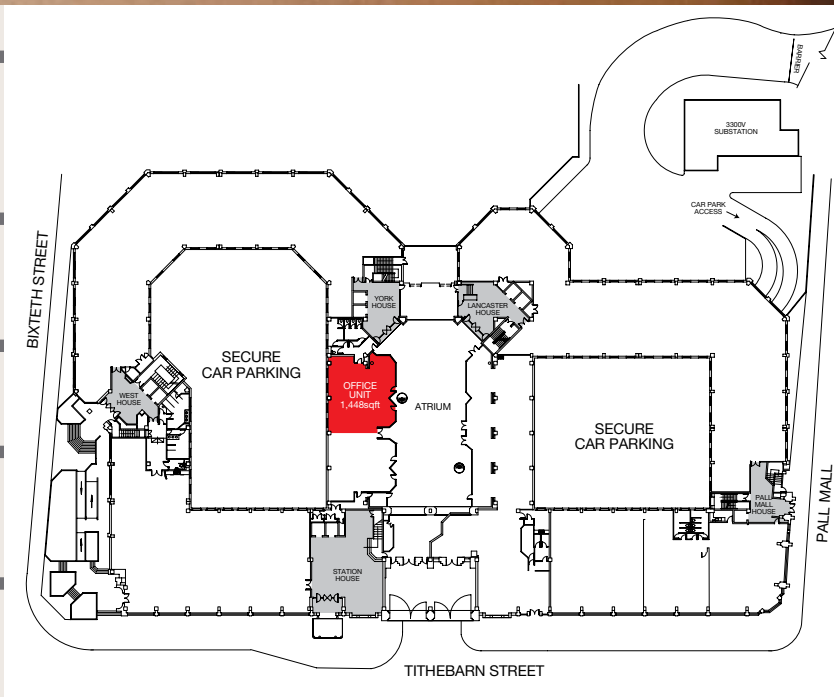
## **SUITE 2, THE ATRIUM MERCURY COURT 1,448SQFT (134SQM)**

Flexible Terms and Incentives Available

- > Central business district location
- > Close to Moorfields Merseyrail station
- > Comfort cooling
- > On site car parking



TITHEBARN STREET, LIVERPOOL



**TENURE** The premises are available by way of a commercial lease for a minimum of three years, although consideration will be given to a more flexible term.

**USER** The accommodation currently benefits from a Class B1 use of the Town and Country Planning (Use Classes) Order 1987.

**RENT** Price on application.

**RATEABLE VALUES** The property is assessed to £16,500 per annum. This does not constitute rates payable.

**COSTS** Parties are responsible for their own legal costs incurred in the transaction. All figures quoted are subject to VAT where applicable.

**FURTHER ENQUIRIES** For the latest information regarding availability and quoting terms, or to arrange a viewing, please contact the joint agents.

#### CONTACTS

##### SPACE NORTHWEST

Paul Boothman  
Email: paulboothman@weh-plc.co.uk  
Tel: 0151 236 9736

##### KEPPIE MASSIE

Tony Reid  
Email: tonyreid@keppiemassie.co.uk  
Tel: 0151 255 0755  
Stuart Keppie  
Email: stuartkeppie@keppiemassie.co.uk  
Tel: 0151 255 0755



Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Location and Street Plans have been reproduced by courtesy of the Controller of HMSO. Crown Copyright Reserved. Licence No. 774359.

Designed by Alexander MacGregor Ltd. www.alexandermacgregor.co.uk. JULY 2009