

nationshouse

Old Hall Street/Edmund Street, Liverpool City Centre, L3 9NY



ENTER ►

TO LET

the ground floor suite: 1,500 sq ft (139.4 sq m)

nationshouse

Old Hall Street/Edmund Street, Liverpool City Centre, L3 9NY

[HOME](#) [INTRODUCTION](#) [LOCATION](#) [THE GROUND FLOOR SUITE](#) [FURTHER INFORMATION](#)

introduction

Nations House is an imposing 4-storey office building at the heart of Liverpool's prime office core.

The building benefits from an extensive frontage to Old Hall Street with an impressive principal entrance on Edmund Street. The building offers high-quality business accommodation and includes a number of high quality tenants including UK Land & Property, Matthews & Goodman and Sainsbury's Local.



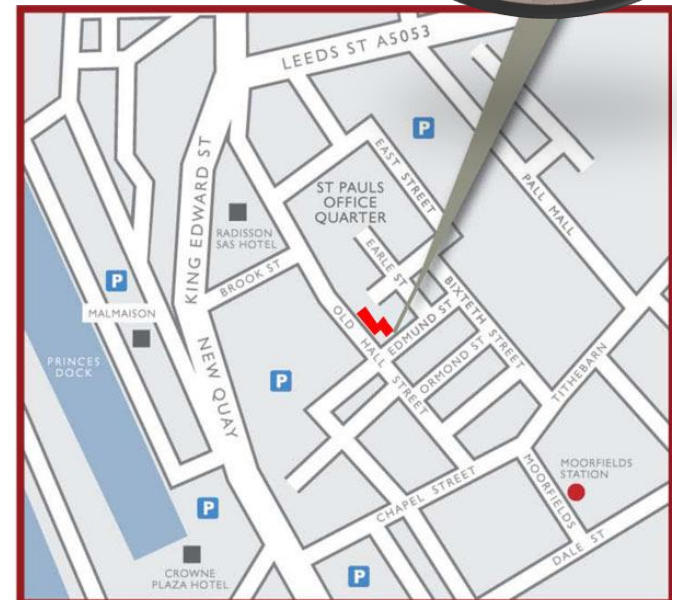
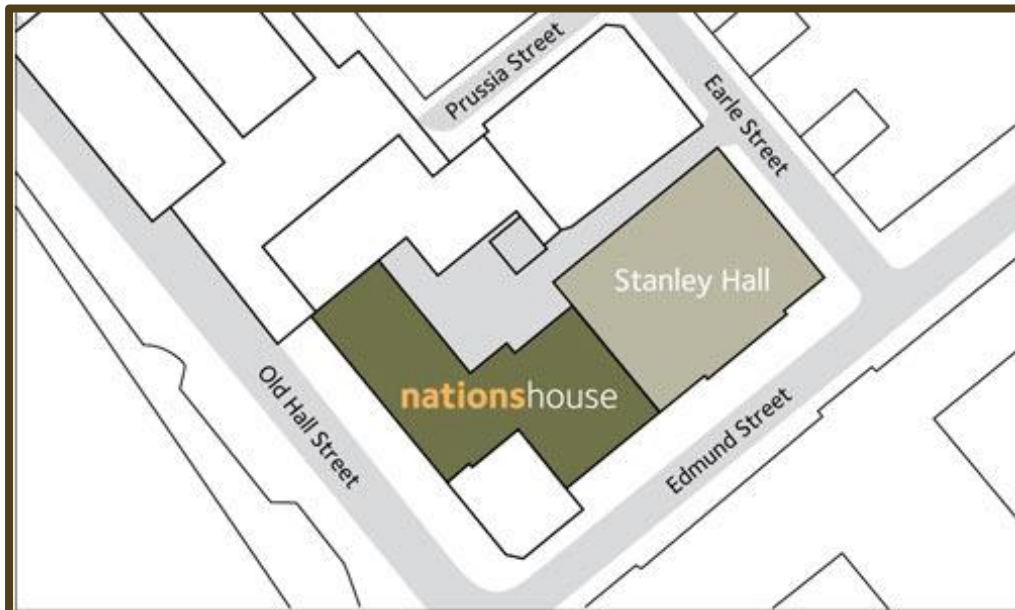
nationshouse

Old Hall Street/Edmund Street, Liverpool City Centre, L3 9NY

[HOME](#) [INTRODUCTION](#) [LOCATION](#) [THE GROUND FLOOR SUITE](#) [FURTHER INFORMATION](#)

location

Nations House benefits from frontage to both Old Hall Street and Edmund Street. The area is well served for car parking with large multi-storey and surface car parks within a few metres of the accommodation. Moorfields Merseyrail station is within 150 metres of the front door providing links across the suburbs of Merseyside and to Liverpool's main line station at Lime Street.



nationshouse

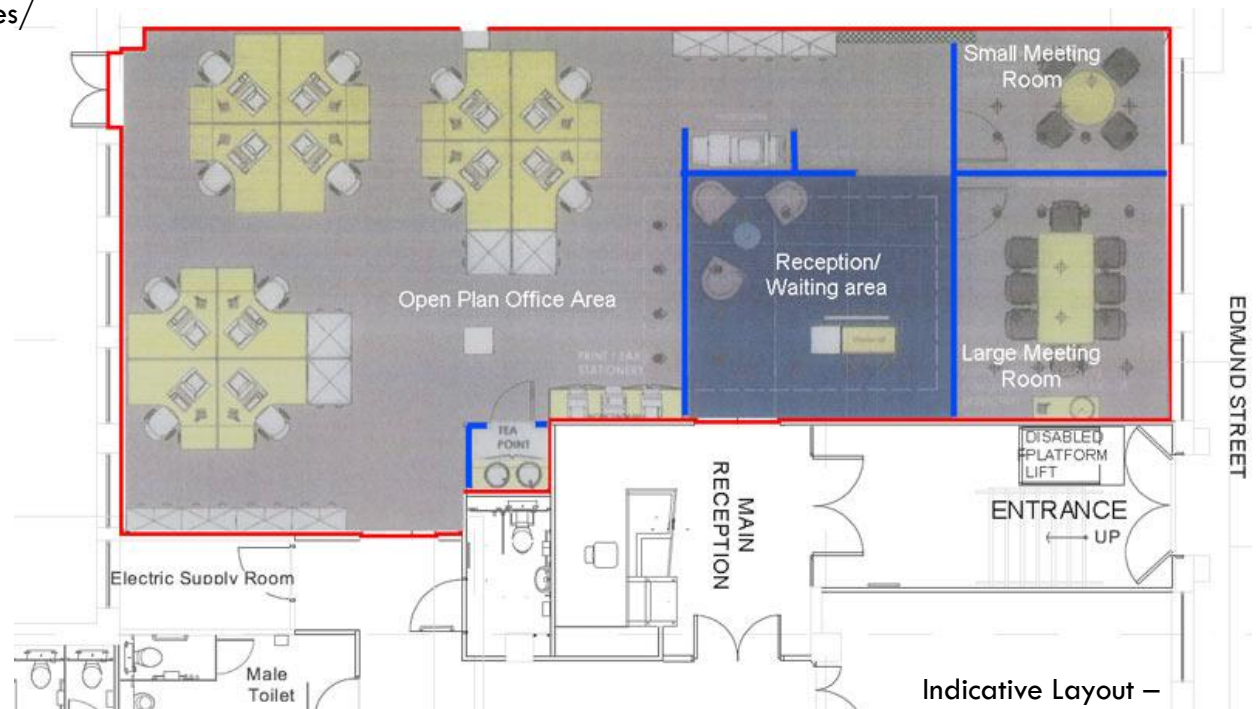
Old Hall Street/Edmund Street, Liverpool City Centre, L3 9NY

[HOME](#) [INTRODUCTION](#) [LOCATION](#) [THE GROUND FLOOR SUITE](#) [FURTHER INFORMATION](#)

the ground floor suite – 1,500 sq ft

The ground floor suite is positioned directly off the main building reception and benefits from a frontage overlooking Edmund Street. The specification include:

- Generous floor to ceiling height
- Separate reception and 2 glazed offices/meeting rooms
- Perimeter Trunking
- Tea point
- Access to rear car park
- Secondary access from open plan area



Indicative Layout –
Partitions are still in position. Furniture not included.

nationshouse

Old Hall Street/Edmund Street, Liverpool City Centre, L3 9NY

HOME INTRODUCTION LOCATION THE GROUND FLOOR SUITE **FURTHER INFORMATION**

further information & contact details

BUSINESS RATES

The tenant will be responsible for any business rates levied on the demise by the local authority.

VAT

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

TENURE

The accommodation is available by way of a new lease on terms to be agreed.

RENTAL

On application to the agents.

LEGAL COSTS

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

For further information and viewings please contact the sole agents:



0151 255 0755
www.keppiemassie.com

Contact:

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: July 2011.