

# RUMFORD COURT OFFICES

High Quality Office Accommodation at the heart of Liverpool's Business District



## TO LET

Suites from 600 sq ft  
Self contained office  
building of 2,600 sq ft



## THE CONCEPT

*Rumford Court offers high quality office space at the heart of Liverpool City Centre with affordable and flexible lease terms.*

The Key Benefits include:

- Flexible terms from 6 months upwards
- Standard lease for all suites saving on legal costs
- Affordable all inclusive deals providing financial certainty for length of lease
- Proactive on-site management team
- Meeting room and Conference Room facilities available to hire on adhoc basis
- Business district setting close to Merseyrail Stations

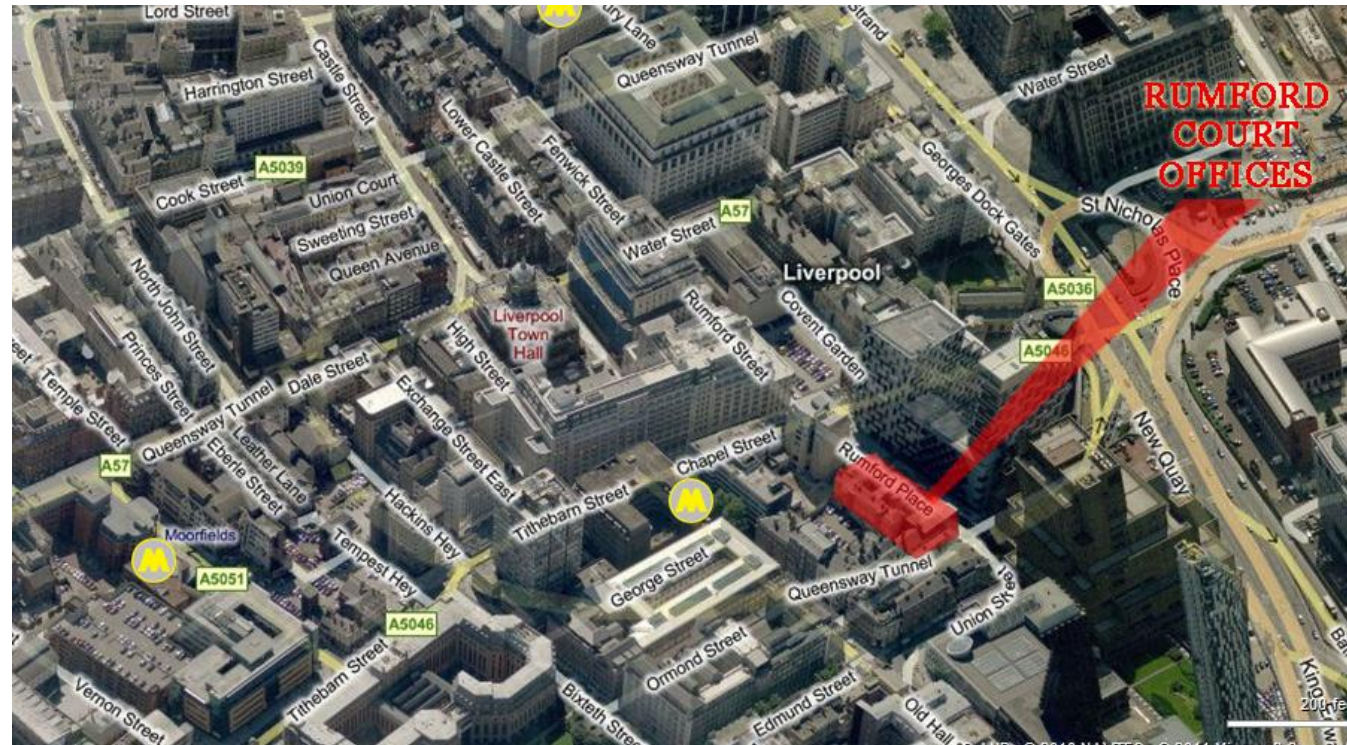


## LOCATION

Rumford Court is located on Rumford Place close to Chapel Street in Liverpool City Centre. The accommodation is located opposite the Unity development and next door to the new Indigo Hotel.

The building is situated with 2 minutes walk of the Merseyrail Moorfields Station (Old Hall St entrance) and is within 10 minutes of the main retail district.

There are a whole host of amenities located within easy walking distance including hotels, coffee shops, restaurants and gyms.



## ENRICA HOUSE, 18 Rumford Court, L3 9DG

- Period office building.
- Refurbished offices over three floors.
- Attractive courtyard entrance from Rumford Court.
- Kitchen and WC to each floor
- Shower on 2<sup>nd</sup> Floor
- Ready for immediate occupation

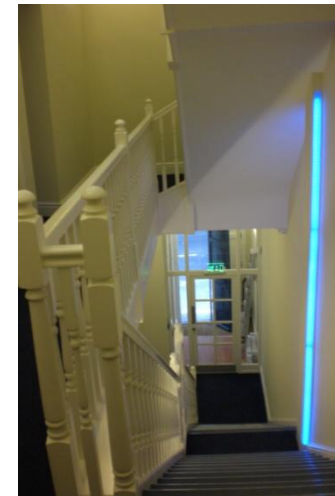
### Floor Schedule (approximate areas)

<b>Ground</b>	front	Let
	rear	Let
<b>First</b>	front	650 sq ft
	rear	200 sq ft
<b>Second</b>	front	650 sq ft
	rear	200 sq ft



## BULLOCH HOUSE, 10 Rumford Place, L3 9DG

- Period office building.
- Refurbished offices over three floors.
- Pre-installed data cabling
- Entrance from Rumford Place
- Kitchen point in each suite
- Male & Female WC facilities to each floor
- Ready for immediate occupation



### Floor Schedule (approximate areas)

<b>Ground</b>	front	Let
	rear	Let
<b>First</b>	front	Let
	rear	Let
<b>Second</b>	front	Let
	rear	600 sq ft

## WINSLOW HOUSE, 16 Rumford Court, L3 9DG

- Period office building.
- Refurbished offices
- Entrance from Rumford Court
- Kitchen point in each suite
- WC facilities to each floor
- Ready for immediate occupation
- Space includes separate office/meeting room
- Potential for signage to Ground Floor windows facing onto Rumford Place

### Floor Schedule (approximate areas)

<b>Ground</b>	750 sq ft
<b>First</b>	750 sq ft
<b>Second</b>	Let



## FACILITIES AT ALABAMA HOUSE

We have two small meeting rooms (4/5 people) and a large boardroom facility (up to 18 people) available to hire on an adhoc basis subject to availability.

The rooms are available in Alabama House.



## COSTINGS (JULY 2011) [Contact Keppie Massie for further details.](#)

Building	Size (sq ft)	Rent (per annum)	Rent (per month)	Information
<b>Winslow House (Whole Building)</b>	2200	£12.00 per sq ft	£2,200 exclusive	All inclusive deals available. Details via Tony Reed at Keppie Massie
<b>Small Suites</b>				
<b>First Floor Enrica House</b>	850	£16,500 inclusive*	£1,375 inclusive*	Self contained with separate meeting room/private office
<b>Second Floor (Front) Enrica House</b>	650	£12,500 inclusive*	£1,040 inclusive*	Open plan office with Tea Point
<b>Second Floor (Rear) Enrica House</b>	200	£3,500 inclusive*	£290 inclusive*	Small refurbished office suitable for 2/3 desks.
<b>Second Floor Rear Bulloch House</b>	600	£12,000 inclusive*	£1,000 inclusive*	Suitable for 8-10 desks. Pre installed data cabling.
<b>Ground Floor Winslow House</b>	750	£15,000 inclusive*	£1,250 inclusive*	Includes separate meeting room/private office. Potential for window signage.
<b>First Floor Winslow House</b>	750	£13,500 inclusive*	£1,125 inclusive*	Open plan office space with small kitchen/tea point.

The above rents are Subject to Contract and Board Approval.

Note: The above rentals are exclusive of VAT, although VAT is NOT chargeable at Enrica House.

\* All inclusive rent includes rent, business rates, service charge, building insurance, heating, electricity and water rates.

## HISTORY

The Rumford Court Complex was originally built in the mid 19th Century and have significant historical importance due to the role they played during the American Civil War.

The offices in Rumford Place had a direct connection to the Confederates. Nautilus House (later Bulloch House) was at that time the office of Fraser Trenholme and Co, Cotton Brokers (who had their headquarters in Charleston, South Carolina), it also housed the unofficial Confederate embassy to Great Britain under the leadership of James Dunwoody Bulloch.

Plaques were placed on the buildings after their refurbishment in 1991 to mark this historic connection to that war. The courtyard has many American visitors and is also on the Liverpool Slavery Tour route.

After the refurbishment of the buildings in 1991 they were given Confederate linked names and the plaques contain symbols of the Southern States of America.

In the sub basement of the complex are rings in the walls in the tunnel. It is a popular misconception that these were used for slaves. These were actually used for French prisoners of the Napoleonic Wars. They were kept there from the ships prior to being taken to the Castle for incarceration. The monument in Exchange Flags is to Lord Nelson and the 'slaves' in chains are the French prisoners.



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**Rumford Court from Rumford Place c1960**



## CONTACT



### AGENTS

For further information and viewings please contact the sole agents:



**0151 255 0755**  
[www.keppiemassie.com](http://www.keppiemassie.com)

**Contact:**

**Tony Reed** [tonyreed@keppiemassie.com](mailto:tonyreed@keppiemassie.com)  
**Stuart Keppie** [stuartkeppie@keppiemassie.com](mailto:stuartkeppie@keppiemassie.com)

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