

CLICK TO VIEW 

# 110-114 DUKE STREET

Rope Walks, Liverpool L1 5AG

Office/Showroom/Workshop Space in the heart of Liverpool's Rope Walks.

Lower Ground, Ground  
and First Floors

**Up to 13,100 sq ft  
(1,217 sq m)**



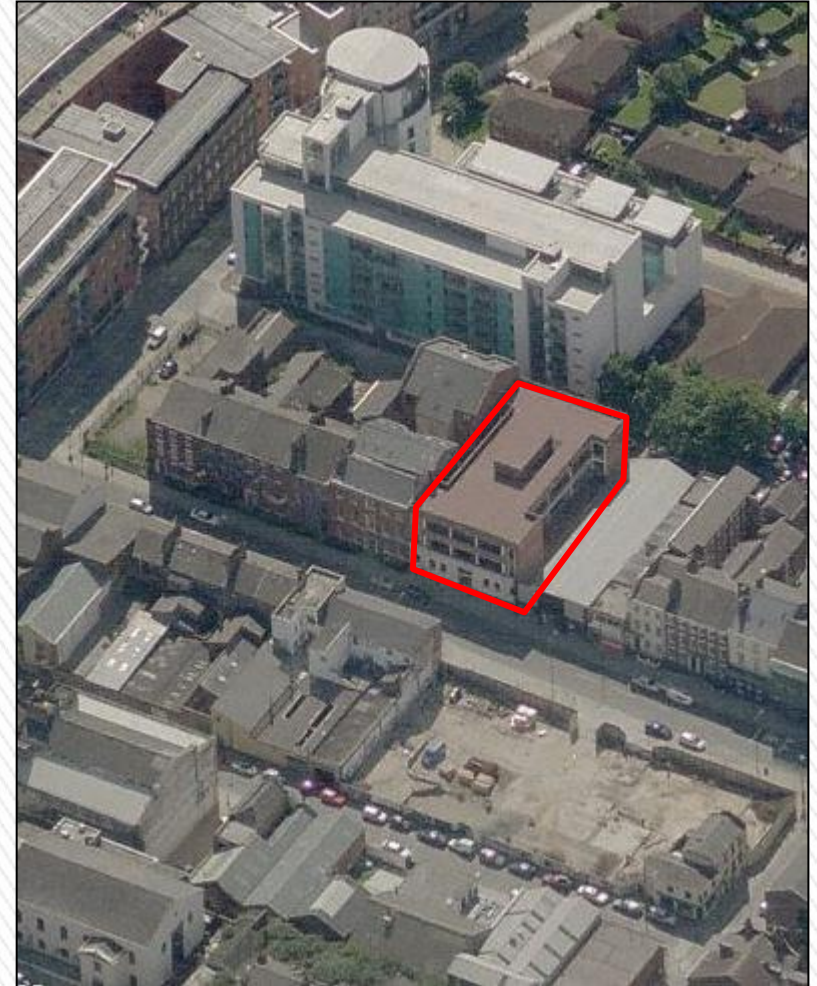
## OVERVIEW

**The property provides an imposing art deco styled building at the heart of Liverpool's Rope Walks area.**

The vacant accommodation is currently used as a print shop/showroom and comprises office and production space over lower ground, ground and first floors. The ground floor benefits from a loading bay at the rear of the premises with direct access from Henry Street.

The ground floor provides shared access, direct from Duke Street, for the vacant accommodation and Moore Stephens who have a small reception area with offices on the second floor.

The internal layout of the vacant accommodation may be changed to suit occupier requirements (subject to necessary landlord permission and planning consent).



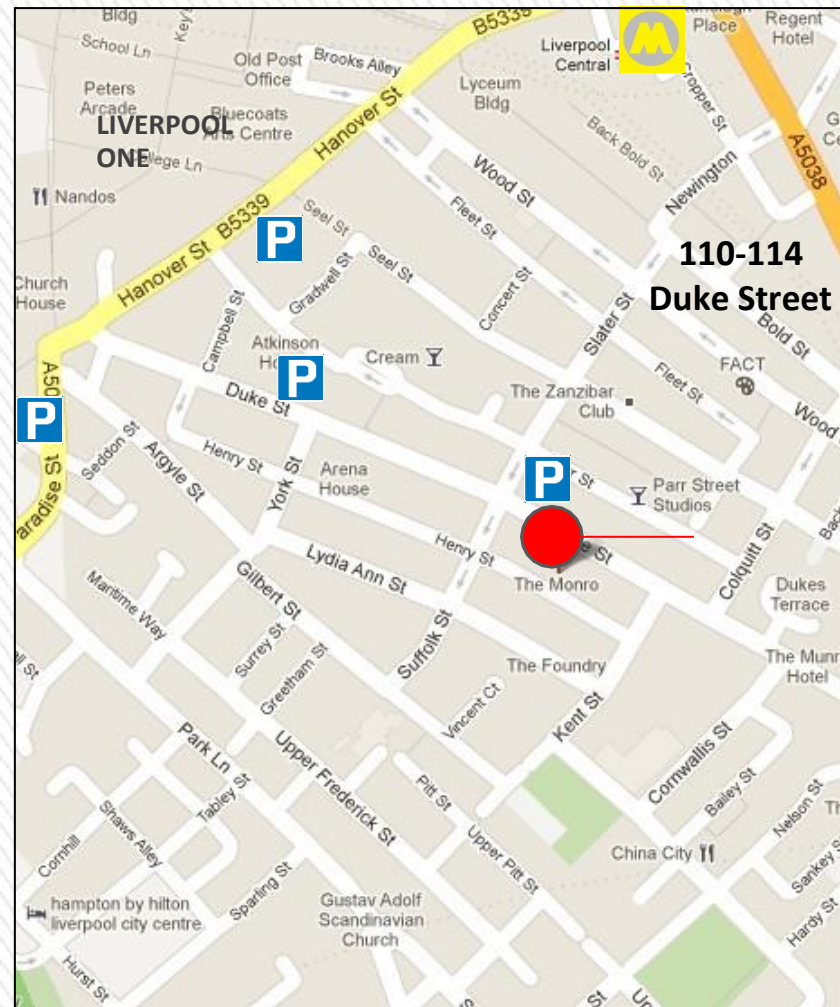
## LOCATION

**The premises are prominently situated fronting Duke Street close to its junction with Slater Street within the Rope Walks Conservation Area.**

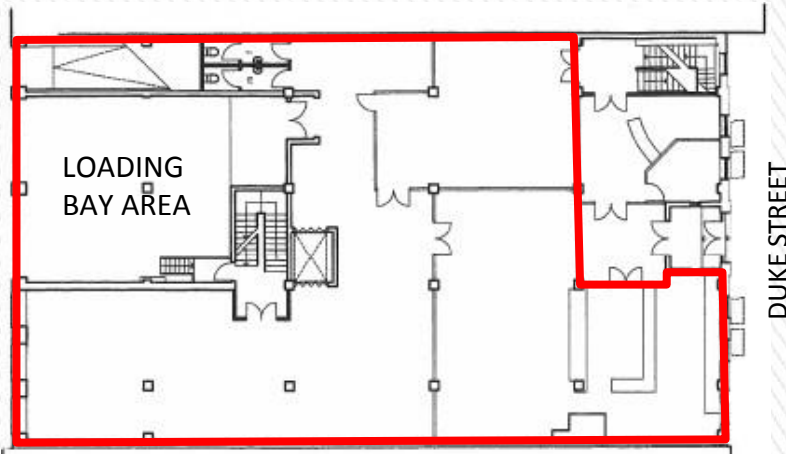
The immediate surrounding area consists of a mixture of residential apartment developments, including the East Village, Lever Court Apartments, and Spectrum Apartments, and business occupiers including Bibby Line, Red Hot Media, Moore Stephens Accountants and Cobham Murphy Accountants.

The area is also a popular leisure destination and there are a number of restaurants and bars in close proximity including Il Forno, Sapporo, Mayur and Savina restaurants and The Munro Bar & Restaurant.

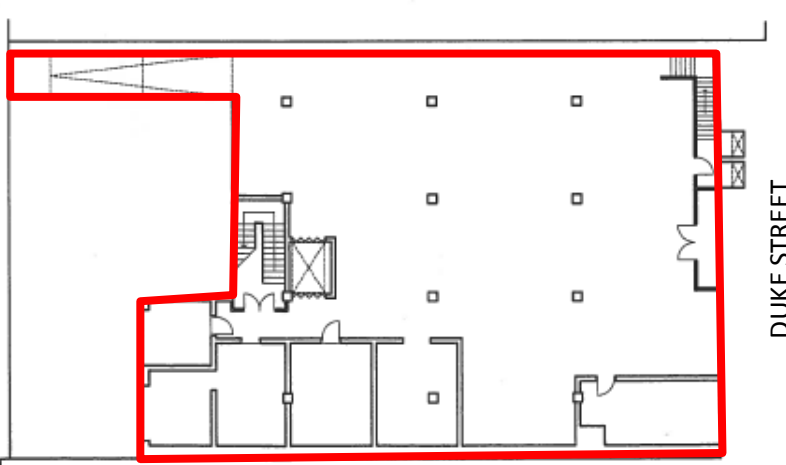
The Liverpool One Retail development is situated nearby at the northern end of Duke Street.



## FLOOR AREAS & PLANS



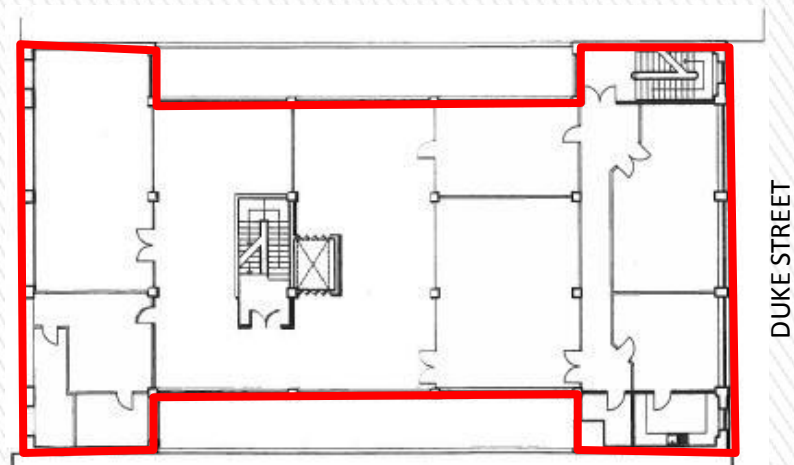
GROUND FLOOR



LOWER GROUND

The floor areas below are scaled from plans.

	<u>sq m</u>	<u>sq ft</u>
Basement Area	406.0	4,371
Ground Floor	373.5	4,021
First Floor inc Boardroom	443.1	4,770
<b>TOTAL</b>	<b>1,222.6</b>	<b>13,162</b>



FIRST GROUND

## GALLERY



Main entrance from Duke Street shared with Moore Stephens Accountants



Duke Street elevation



Henry Street elevation including loading bay entrance

## CONTACT

### AGENTS & TERMS

For further information and viewings please contact the agents:



**Tim Garnett**  
timgarnett@keppiemassie.com  
**Stuart Keppie**  
stuartkeppie@keppiemassie.com

### 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.

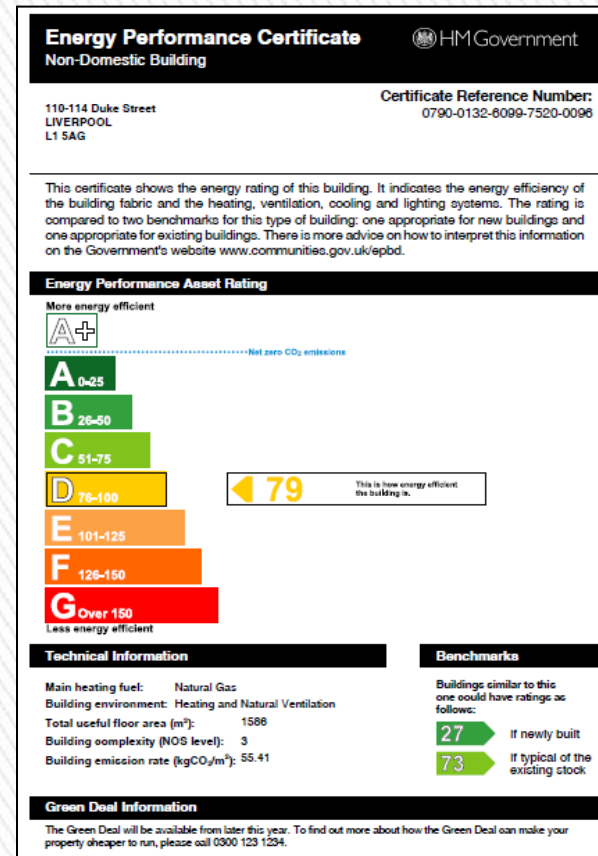
### TERMS

The accommodation is available on a new lease for a term to be agreed.

### LEGAL COSTS

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

### ENERGY PERFORMANCE CERTIFICATE



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