

76
LORD
STREET

LIVERPOOL, L2 1TL

9,418 sq ft of upper floor commercial
space at the heart of the retail core

ENTER

THE PROPERTIES, FRONTING ONTO LORD STREET, ARE AT THE HEART OF LIVERPOOL'S RETAIL CORE AND FORM PART OF THE PRESTIGIOUS LIVERPOOL ONE RETAIL AND LEISURE DEVELOPMENT.

The buildings occupy a prominent position on the southern side of the pedestrianised area, close to the junction of Paradise Street and Church Street.

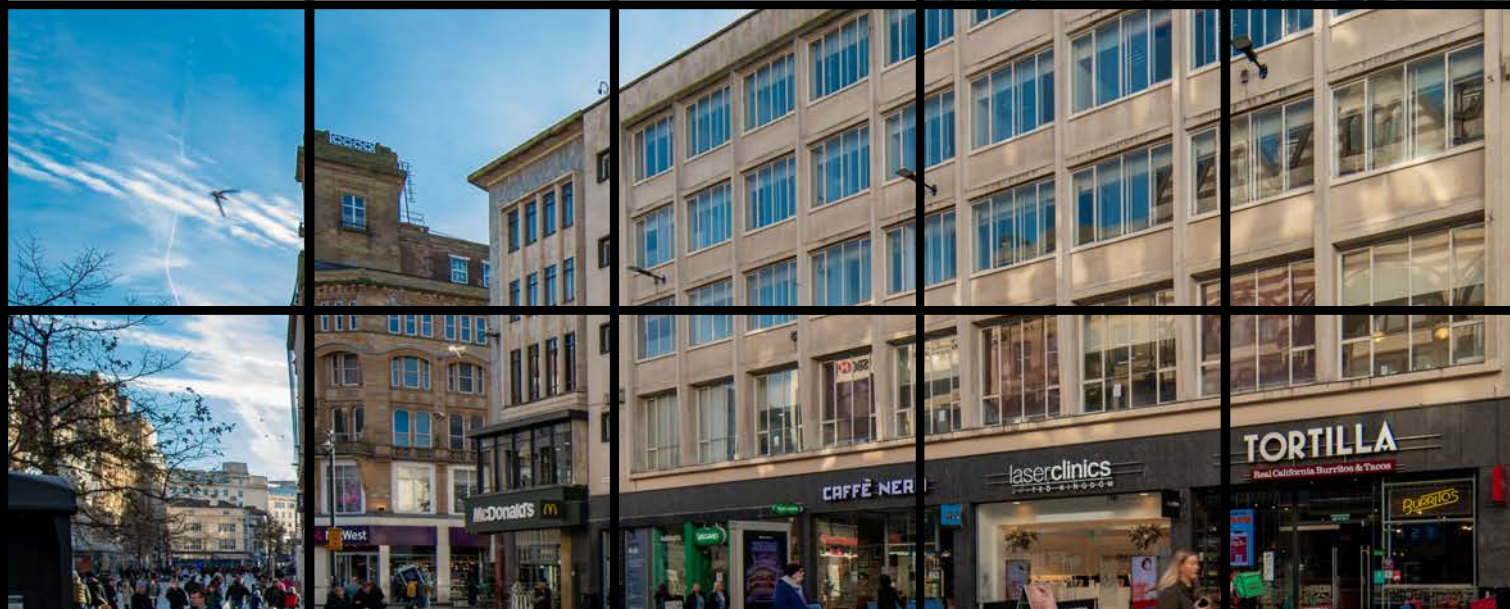
Being located within the retail district means the accommodation is easily accessible by bus, train or Mersey Ferry whilst car parking is available in one of the three Liverpool ONE car parks.



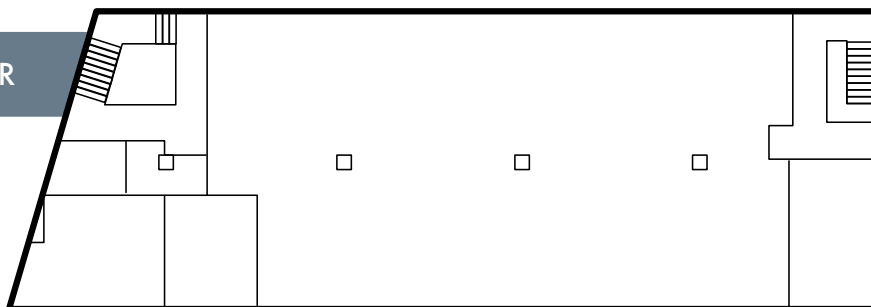
The upper floor accommodation, extending to some 9,418 sq ft provides a range of office space situated in the heart of Liverpool's One shopping district.

Currently office accommodation, the space may be suitable for a variety of uses including hotel, hostel, educational, professional services, etc (subject to planning). Offers will be considered for the whole, single floors or as combination of buildings. A variety of specification can be offered according to tenants individual requirements.

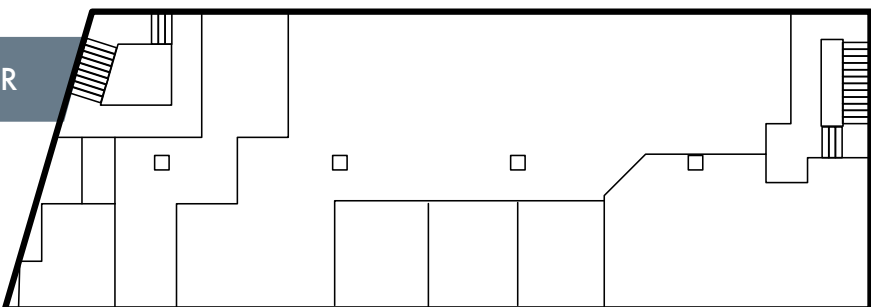
76-78 Lord Street offers largely open plan office accommodation, available on a floor-by-floor basis, with the benefit of lift access to all levels.



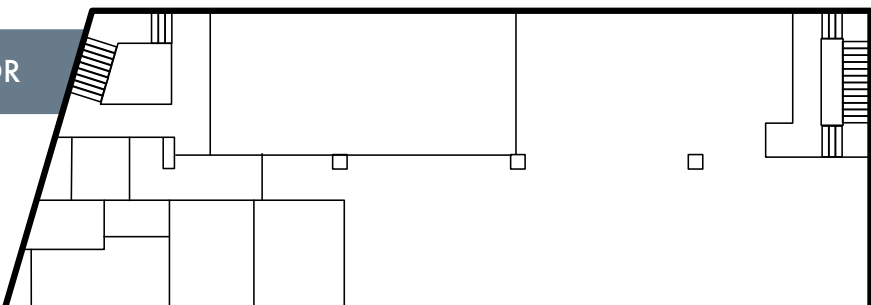
4th FLOOR



3rd FLOOR



2nd FLOOR



INDICTATIVE FLOOR PLANS



NIA* Summary

m²

ft²

4th Floor

310.02

3,337

3rd Floor

289.16

3,112

2nd Floor

275.81

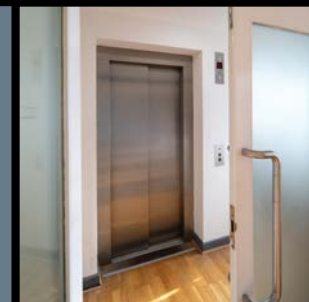
2,969

Total

874.99

9,418

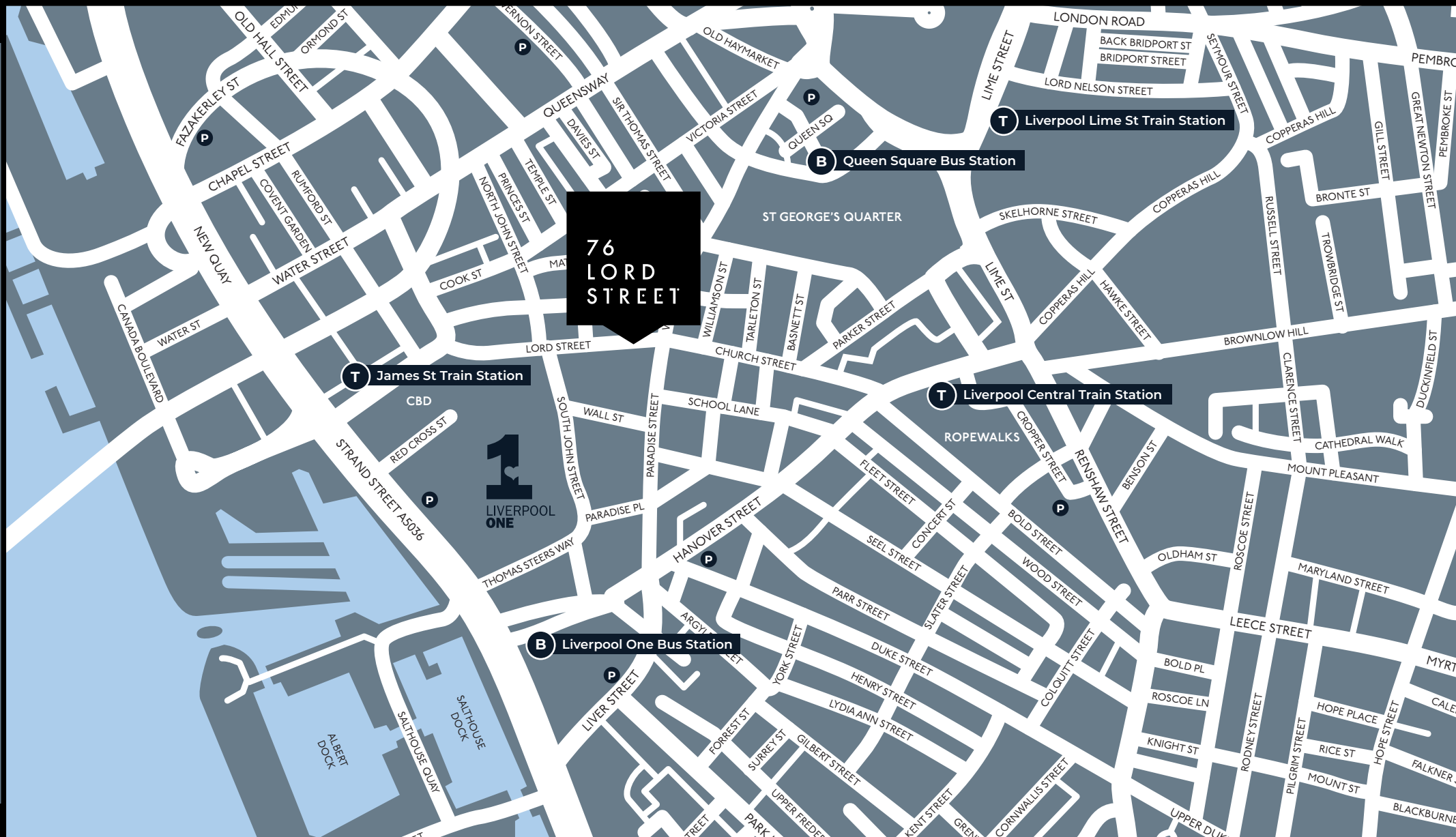
*Net Internal Area Summary



76 LORD STREET

[HOME](#)[DESCRIPTION](#)[ACCOMMODATION](#)[AERIAL](#)[LOCATION](#)[CONTACT](#)

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TERMS

On application to the joint agents.

RATES

Interested parties should make their own enquiries about rateable values through the local rating authority, Liverpool City Council on 0151 233 3068.

SERVICE CHARGE

A service charge will be levied to cover the costs of maintenance of the common areas.

EPC

The 2nd floor has an EPC rating of C. Floors 3 and 4 do not meet the necessary energy standards and as such further upgrade works will be required. Further details to be discussed with individual interested parties and will be tailored according to need.

VAT

All costs quoted are net of, but subject to VAT at the prevailing rate.



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GROSVENOR

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