

TO LET



SELF CONTAINED HQ BUILDING

- **ALABAMA HOUSE, RUMFORD PLACE, LIVERPOOL**
- **NEW INSTRUCTION TO THE MARKET**
- SELF CONTAINED OFFICE BUILDING WITH OWN ENTRANCE, RECEPTION, MEETING ROOMS, ARCHIVE STORAGE AND OPEN PLAN OFFICES
- NET INTERNAL AREA 4,557 SQ.FT (423.3 SQ.M) / GROSS INTERNAL AREA 5,291 SQ.FT (491.5 SQ.M)
- CLOSE TO TRANSPORT LINKS AND CAR PARKS
- LIFT ACCESS

LOCATION

Alabama House is part of the Rumford Court complex which 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 Indigo Hotel.

The building is situated with 2 minutes walk of the Merseyrail Moorfields Station (Old Hall St entrance) and is also served by several bus routes. The property is within 10 minute walk of the main retail district.

Extensive amenities are within the immediate vicinity including hotels, coffee shops, restaurants and gyms.

DESCRIPTION

Alabama House offers a rare opportunity of a self contained building suitable for those professional and sophisticated users seeking a prestigious address within the heart of Liverpool's commercial district whilst providing a high profile identity lacking in larger multi-let options.

Alabama House is a character Grade II listed, period building constructed in 1806. It has been extensively refurbished to provide first class office space within a wider courtyard development.

Although self contained accommodation over ground, first, second and basement it is capable of letting in floors with the benefit of lift.

The ground floor provides a high quality reception with intercom access. There are 2 meeting rooms (or private offices), post room/tea-point, a large ground floor conference room with seating for 18 as well as visitor's WCs.

The first floor office is arranged as open plan offices and include a kitchen and WCs. The second floor provides open plan offices with an additional private office, an IT room, a tea point, WC and shower.

The accommodation also benefits from being fully cabled and ready to plug and play. There is currently a dedicated leased line coming into the building providing super fast broadband.

The property overlooks a cobbled courtyard and there is potential to offer limited onsite parking at additional rent. There is also an NCP car park on the opposite side of the road.

The specification includes:

- Suspended LG3 lighting
- Underfloor cabling
- Pre-installed cat 5 and telecoms cabling
- Excellent natural light
- Gas central heating
- Period features
- 6 person lift
- Shower facilities
- Toilets on each floor
- Visitor toilet on ground floor

TERMS

Available by way of new lease. Further details on request

VAT

All prices, outgoings and rentals quoted are exclusive of VAT, but may be liable at prevailing rate. Further information on request.

ACCOMMODATION

Description	sq.m	sq.ft
Ground Floor	101.9	1,097
First Floor	152.1	1,638
Second Floor	152.1	1,637
Basement	85.4	919
Total	491.5	5,291

Areas are measured from plans provided, and further on site measurement may be required prior to completion of the lease.

Due to the self-contained offer the above is a gross internal area which includes the WC and circulation areas. The total net area equates to 4,557 sq.ft (423.3 sq.m).

RATEABLE VALUE

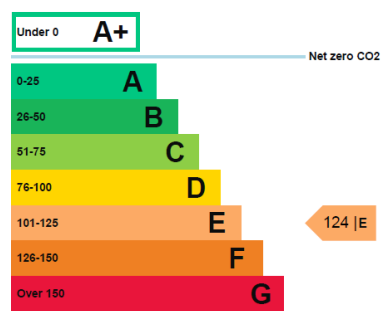
The property is currently split assessed and interested parties should rely on their own enquiries with the local rate authority. As a guide the current tones range between £8.00 and £13.00 per sq.ft or c.£4.00 – £6.50 per sq.ft pa rates payable.

LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs. The right is reserved to require a legal undertaking prior to drafting of a new lease.

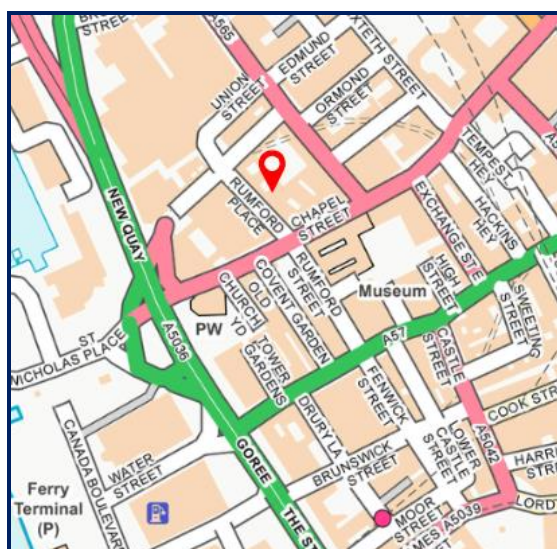
EPC

EPC rating E-124



Properties are given a rating from A+ (most efficient) to G (least efficient).
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

LOCATION PLAN



VIEWING

All arrangements to view the premises are strictly by prior arrangement with Keppie Massie.

TYPICAL OFFICE



TYPICAL OFFICE



PRIVATE OFFICE



TYPICAL OFFICE



RECEPTION

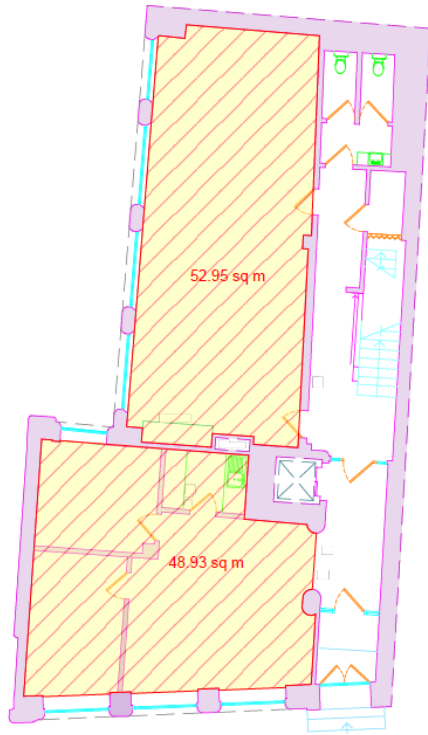


BOARDROOM

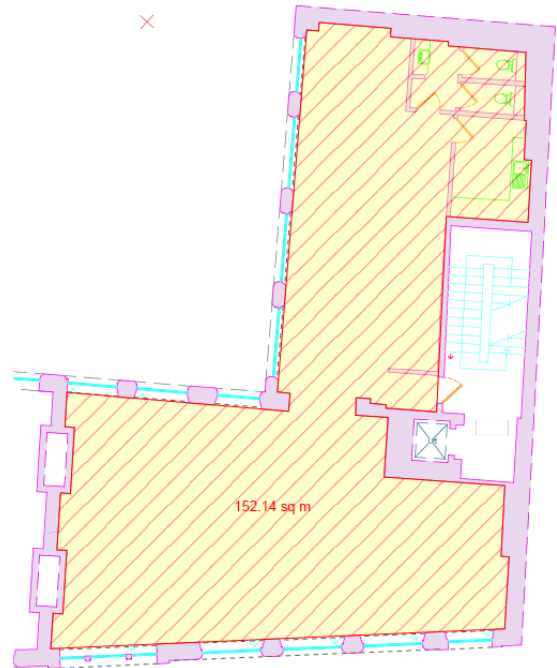


PLANS

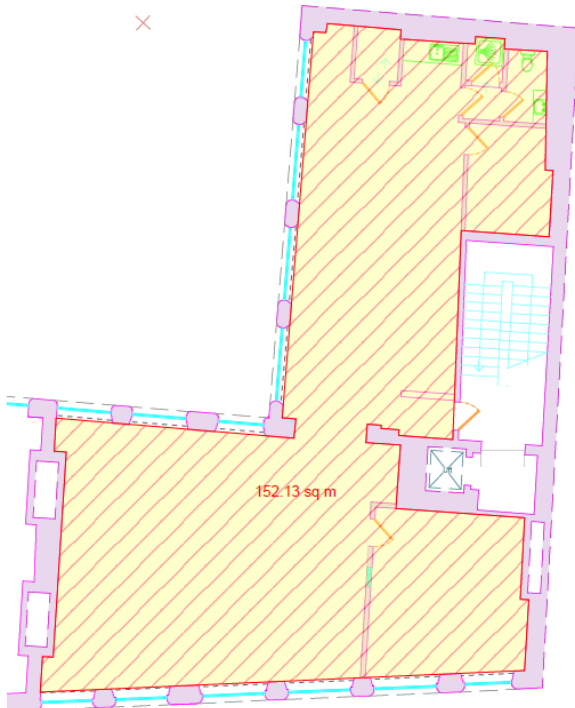
Ground Floor



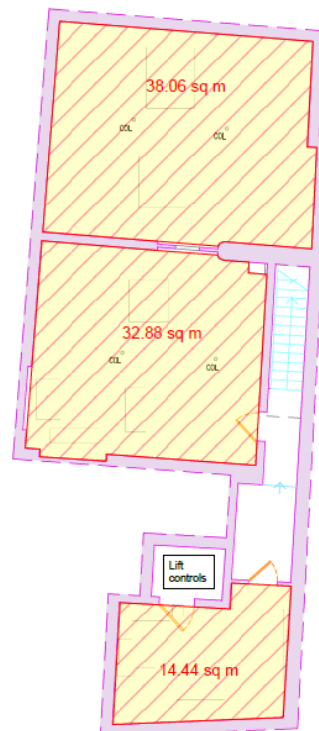
First Floor



Second Floor



Basement



DISCLAIMER - Keppie Massie (KM) give notice that:

1. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.
2. No employee of KM has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property.
3. KM will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.
4. 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.
5. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and KM have not tested any services, equipment or facilities. Purchasers/Tenants must satisfy themselves by inspection or otherwise.
6. KM will not be liable in negligence or otherwise for any loss arising from the use of these particulars.
7. Unless otherwise stated, all prices and rents are quoted exclusive of VAT
8. All floor areas have been measured and calculated in accordance with the RICS property measurement Standards
9. KM are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. KM do not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. All interested parties should rely on their own enquiries in this respect.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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Declaration: A Director of Keppie Massie has an interest in the property.



**CONTACT
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