

WINSLOW HOUSE, RUMFORD COURT, LIVERPOOL, L3 9DG

OFFICES TO LET

176.2 SQ.M
(1,897 SQ.FT)

A HIDDEN GEM...

- Rare self-contained building with courtyard entrance
- Prime city location
- Occupier ready
- 24 x desks
- Meeting rooms & reception



WINSLOW HOUSE...

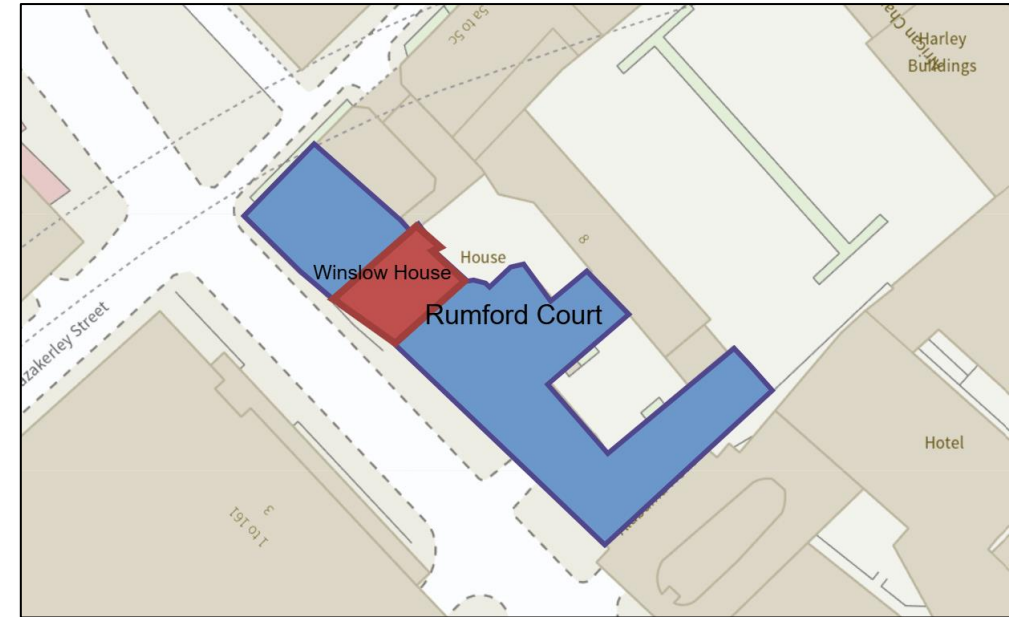
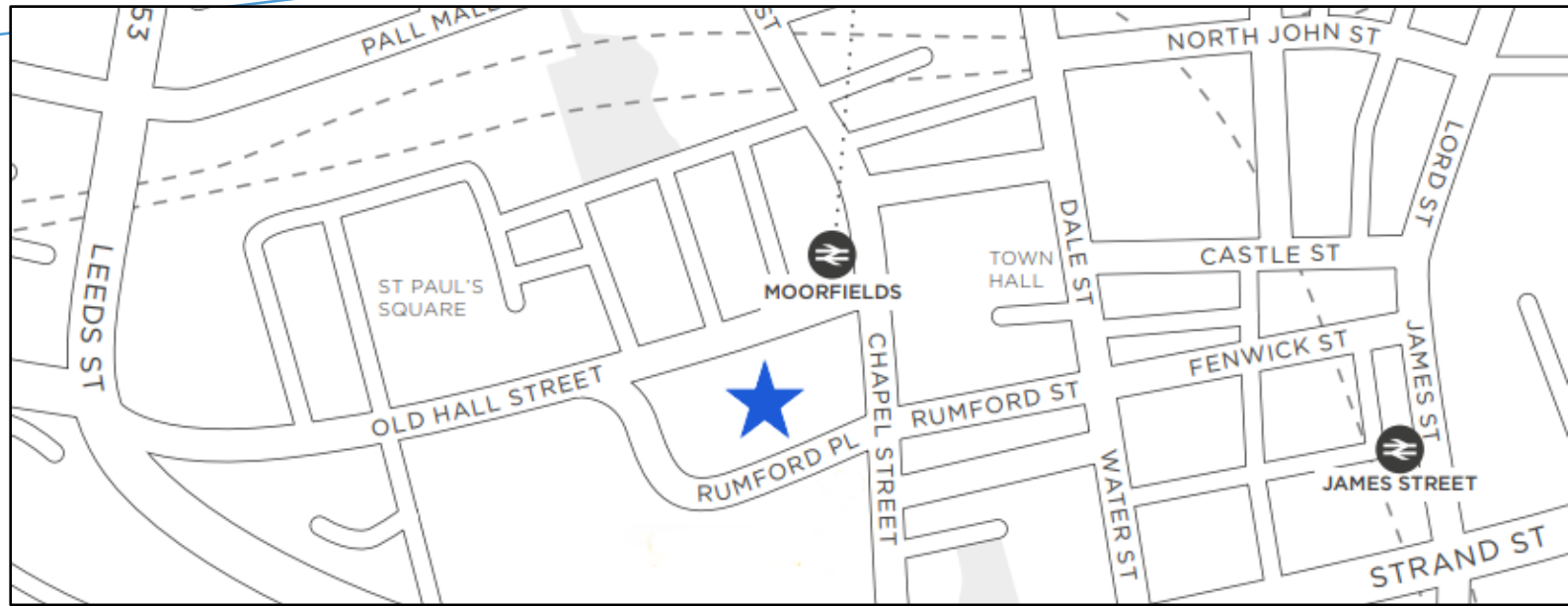
Winslow House is a hidden gem within Rumford Court benefitting with an exclusive cobbled courtyard approach steeped in history.

Located in the heart of the office district between Old Hall street and Chapel Street.

A wide range of local amenities include convenience stores, cafés, restaurants, and business services.

Ample public parking is nearby with over 1100 spaces available.

Moorfields Railway Station's Old Hall Street entrance is 2 minutes walk away.





WINSLOW HOUSE...

- A rare self-contained office building
- Furnished and immediately available to occupy (available unfurnished if required)
- Existing high speed broadband connection available including wired data ports
- Winslow House provides reception, 2 meeting rooms, 24 desks and multiple break out areas
- All 3 floors with own WC and Kitchen
- Shower room located to second floor
- Ability to subdivide to accommodate sister companies/ different departments
- Within secure courtyard setting with CCTV and onsite management.
- Private door entry system

WINSLOW HOUSE...

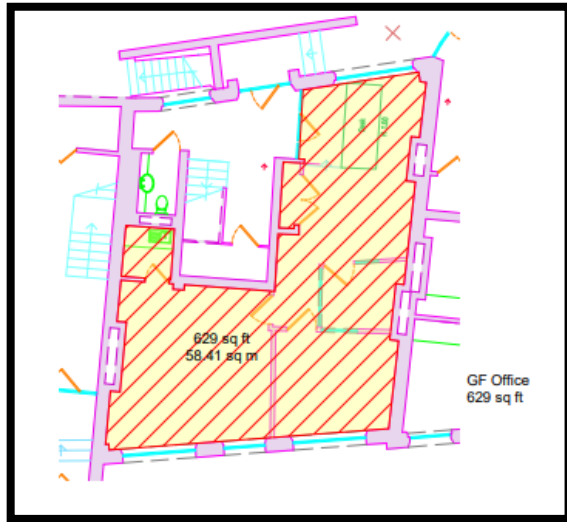
A period property with a wealth of history dating back to 1800's.

The building offers a dynamic and inspiring workspace designed to meet the demands of modern working life, with a flexible layout that adapts to your needs.

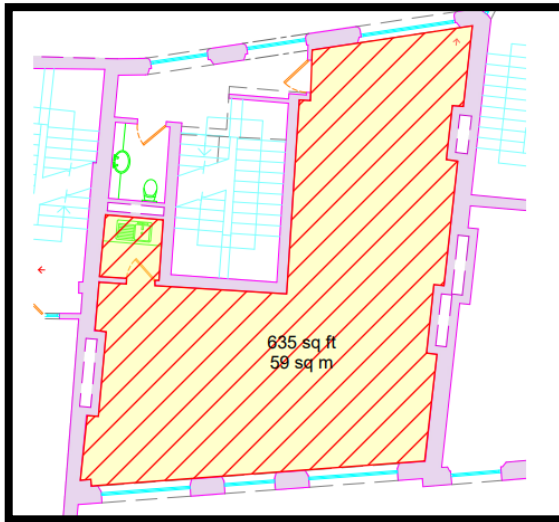
Despite being one of Liverpool's most distinctive and desirable offices, it remains competitively priced.



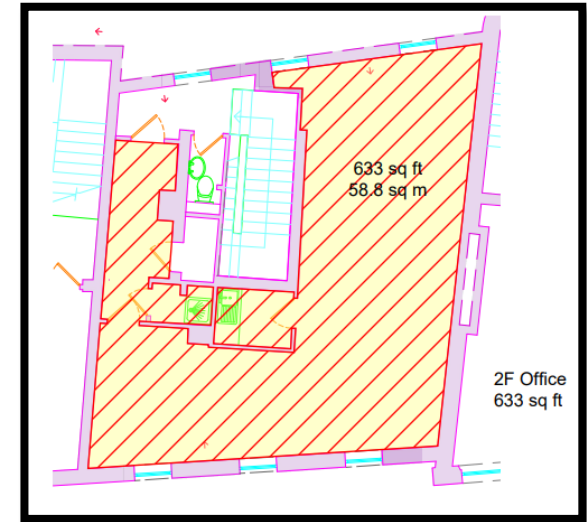
WINSLOW HOUSE...



Ground Floor
58.4 sq.m (629 sq.ft)



First Floor
59.0 sq.m (635 sq.ft)



Second Floor
58.8 sq.m (633 sq.ft)

Total area 176.2 sq.m (1,897 sq.ft)



...GROUND FLOOR

58.4 sq.m / (629 sq.ft)

- Courtyard entrance
- Lobby with WC
- Reception
- 2 x meeting rooms
- 4 x desk office
- Kitchen

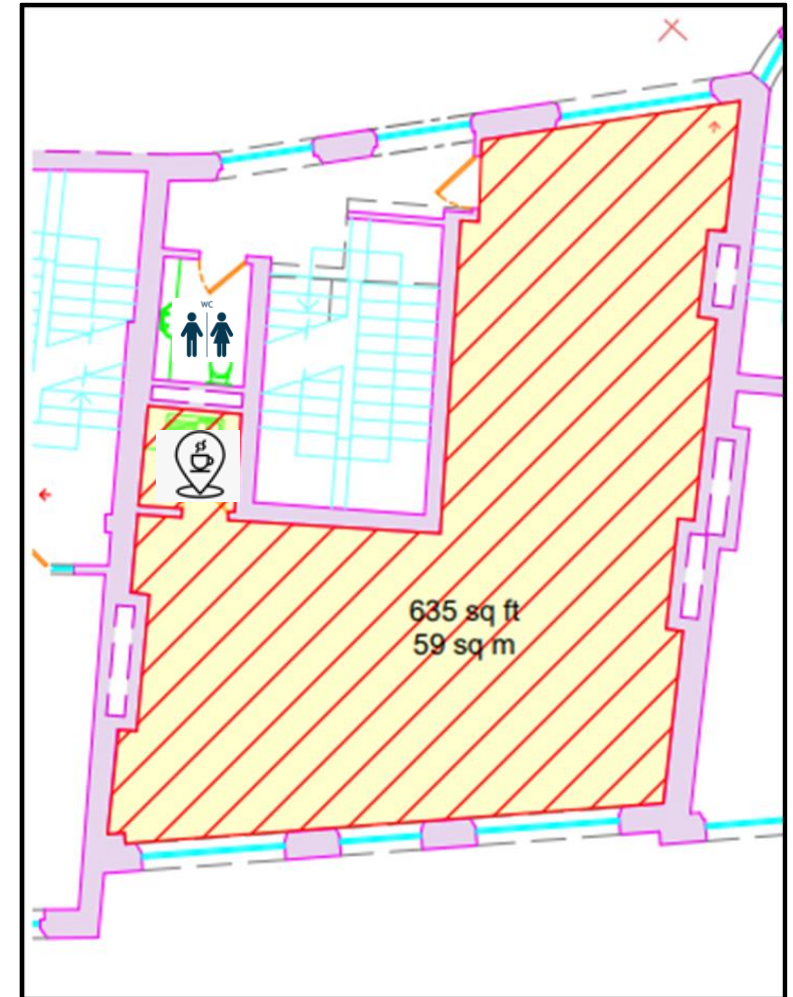




...FIRST FLOOR

59.0 sq.m / (635 sq.ft)

- 10 x desk office
- 1 x break out space
- Kitchen/ Tea Point
- WC

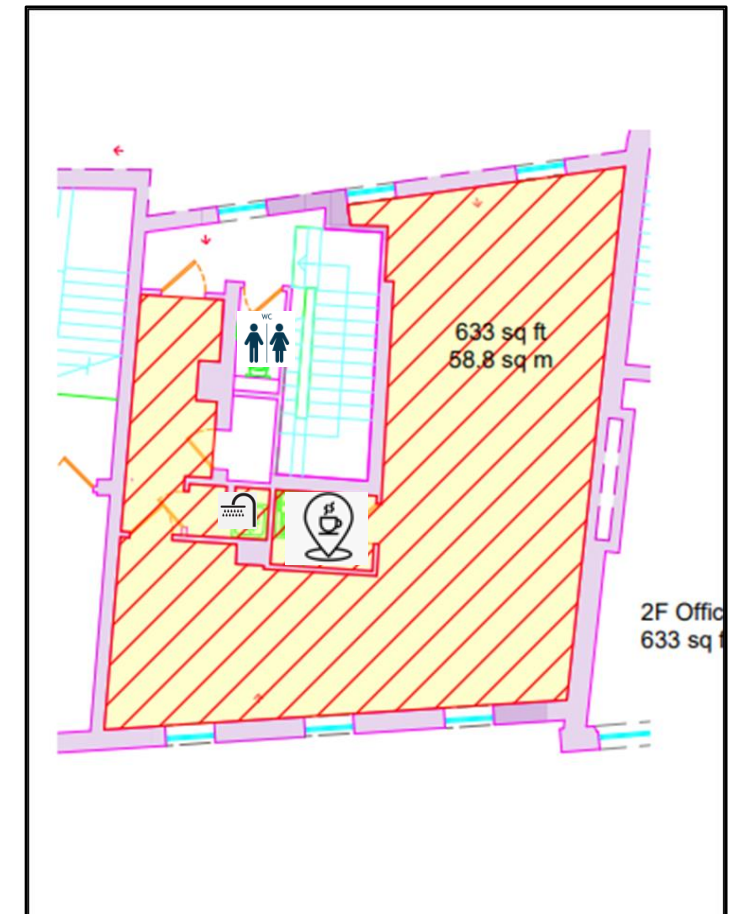




...SECOND FLOOR

58.8 sq.m / (633 sq.ft)

- 8 x desk office
- 2 x break out spaces
- Kitchen/ Tea Point
- Shower
- WC



WINSLOW HOUSE...

TERMS

The entire building is available on a new internal repairing lease at a fully inclusive rent of £30,000 per annum plus VAT, subject to lease term.

BUSINESS RATES AND UTILITIES

Business rates and electricity and gas charges are included within the rent quoted.

ESTATE CHARGE

An estate charge is payable to contribute towards the general upkeep of the courtyard area in addition to CCTV, fire alarm, bins and other communal services. The charge is currently estimated at £1600 plus vat per annum and is subject to change. further information available on request.

ONSITE MANAGEMENT

Keppie Massie are located onsite to provide any management support required to ensure a smooth efficient provision of the best work environment possible.





Contact: Tim Garnett
Email: commercial@keppiemassie.com
Tel: 0151 255 0755
Mob: 07852 240103
Website: www.keppiemassie.com



DISCLAIMER - Keppie Massie (KM) give notice that:

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.

No employee of KM has any authority to make or give any representations or warranty or enter any contract whatever in relation to the property.

KM will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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.

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.

KM will not be liable in negligence or otherwise for any loss arising from the use of these particulars.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT

All floor areas have been measured and calculated in accordance with the RICS property measurement Standards

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.

Date of Publication: June 2025 - V2

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