

PREMIUM COMMERCIAL SPACE

BULLOCH HOUSE

REFURBISHED PERIOD OFFICES

RUMFORD PLACE, LIVERPOOL L3 9DG



THE ADDRESS

PREMIUM REFURBISHED OFFICES

Bulloch House forms part of the Rumford Place office complex in the heart of the commercial district. The office has undergone a complete refurbishment and provides high quality modern workspace.



The suites benefit from large sash windows offering fantastic natural light.



A ready-to-go offering is available on the suites, with fibre connectivity & Cat 5 cabling pre-installed into each suite.



The building also benefits from access to a bookable conference room in the neighbouring Alabama House.

BULLOCH HOUSE



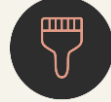


FEATURES



FURNISHED

The office is available fully furnished including workstations. They can be provided unfurnished if required.



NEWLY REDECORATED

The suites have been newly redecorated and offers a modern attractive working environment.



CONNECTED

The suites are fully-cabled and broadband can be provided depending on your requirements.



KITCHENETTE

Each suite benefits from a kitchenette/tea point.



MOBILE CONNECTION

The area benefits from strong 5G connectivity.



FEATURE SASH WINDOWS

The building benefits from fully operational sash windows and excellent natural light.



PERIOD FEATURES

Bulloch House is a historic listed building and benefits from many original features.



SAFE & SECURE

Rumford Place is covered by a comprehensive CCTV system providing piece of mind.



GROUND FLOOR

PREMIUM REFURBISHED OFFICE

The suite is situated on the ground floor of Bulloch House, fronting onto Rumford Place, and the key information is as follows:

- Up to 1,090 sq ft (101.26 sq m)
- Open plan self-contained office
- Kitchenette
- Two meeting rooms
- External signage available
- Fully cabled and ready to go



BULLOCH HOUSE





FIRST FLOOR – SUITE A

PREMIUM REFURBISHED OFFICE

The suite is situated on the first floor of Bulloch House, overlooking Rumford Place, and the key information is as follows:

- 658 sq. ft (61.1 sq. m)
- Furnished with 14 workstations
- Kitchenette
- Central heating
- Private intercom system
- Fully cabled and ready to go



BULLOCH HOUSE





FIRST FLOOR – SUITE B

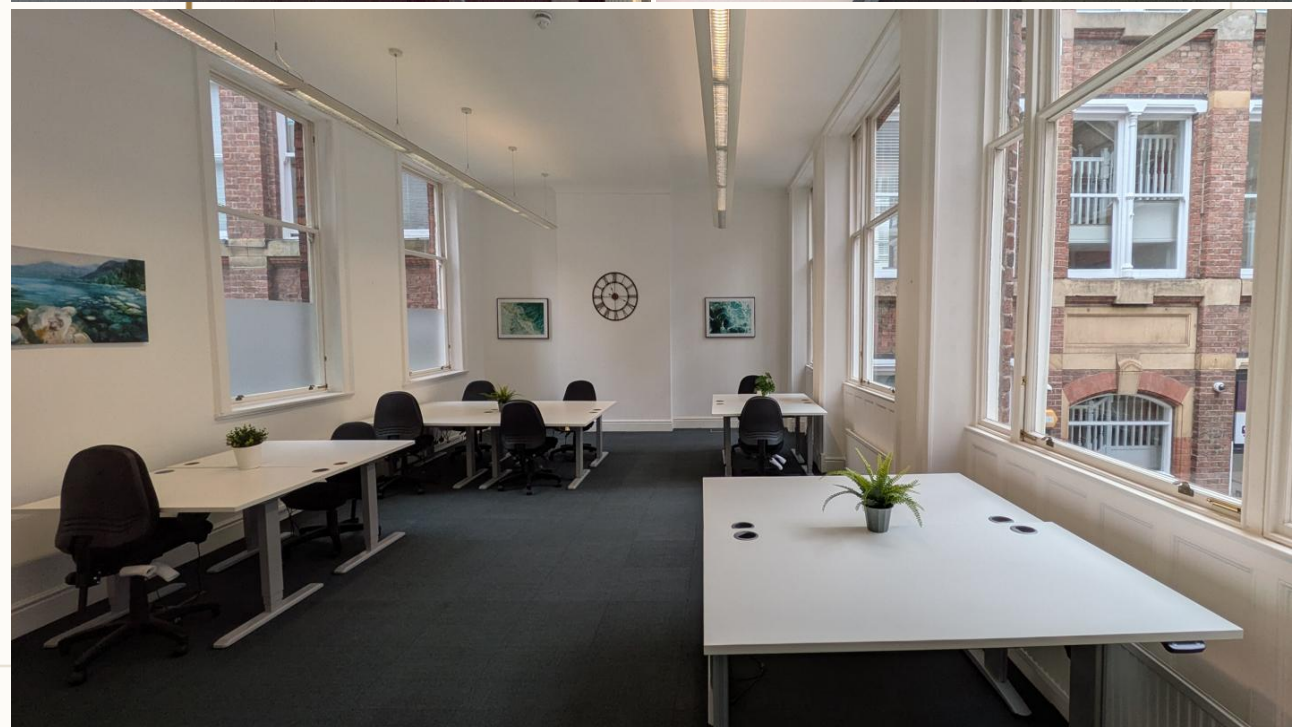
PREMIUM REFURBISHED OFFICE

The subject suite is situated on the first floor of Bulloch House, overlooking the attractive courtyard, and the key information is as follows:

- 544 sq.ft (50.8 sq.m)
- Furnished with 10 workstations
- Kitchenette
- Central heating
- Private intercom system
- Fully cabled and ready to go



BULLOCH HOUSE





THE LOCATION

AN ELITE BUSINESS LOCATION

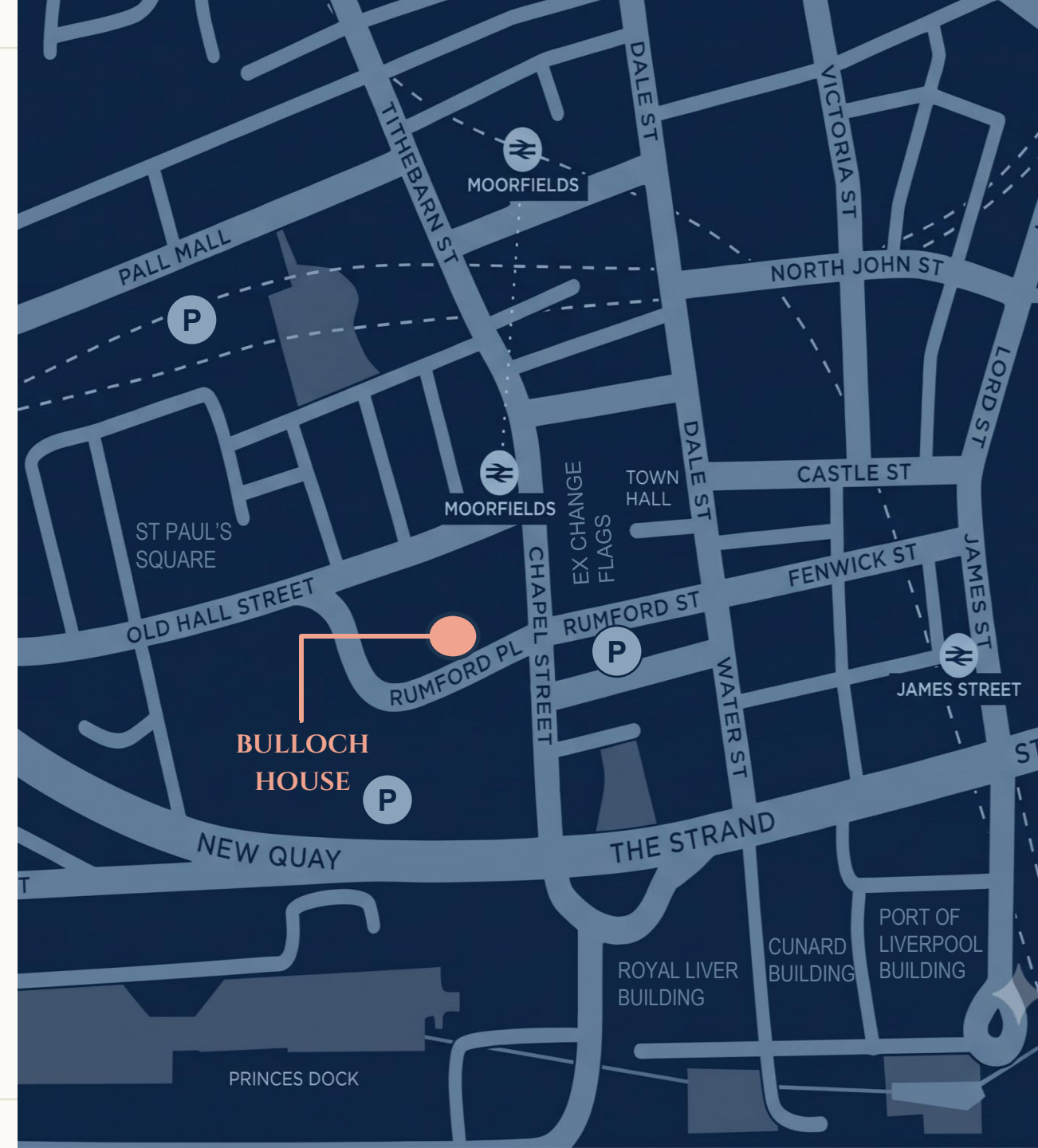
Bulloch House is at the heart of the commercial district providing immediate access to the top-tier corporate occupiers and professional services within the surrounding area.



Bulloch House is within easy reach of Moorfields and James Street Merseyrail stations providing comprehensive links across Liverpool City Region. The Capital NCP car park is opposite the building providing 1,100 spaces. Liverpool's premier amenity offering is within a short stroll including:

- Liverpool One within a 5 minute walk
- Pret, Costa, Bean and Starbucks are all nearby
- Tesco Local and Sainsbury's on Old Hall Street
- San Carlo, The Permit Room, Gino's, Riva Blu, El Gato Negro, Gaucho and Hawksmoor.

BULLOCH HOUSE



CONTACT & INQUIRIES

FINANCIALS

All inclusive rent: Ground Floor – £25,000 pa plus VAT
First Floor – Suite A – £17,000 pa plus VAT
First Floor – Suite B – £13,000 pa plus VAT

This includes rent, service charge, building insurance & utilities.

Business rates: On application.

Business rates relief may be available to qualifying businesses.

EPC Ratings Office: EPC D

Fitted & Fibre Ready Plug & Play configurations are active

SOLE AGENT CONTACTS

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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.