

BULLOCH HOUSE, RUMFORD PLACE, LIVERPOOL, L3 9DG

FIRST FLOOR FRONT OFFICES TO LET

61.1 SQ.M (658 SQ.FT)

A HIDDEN GEM....

- Self-contained suite with kitchen
- Front aspect with good natural light
- Furniture available if required
- Internet included (STC)
- All inclusive rent



BULLOCH HOUSE

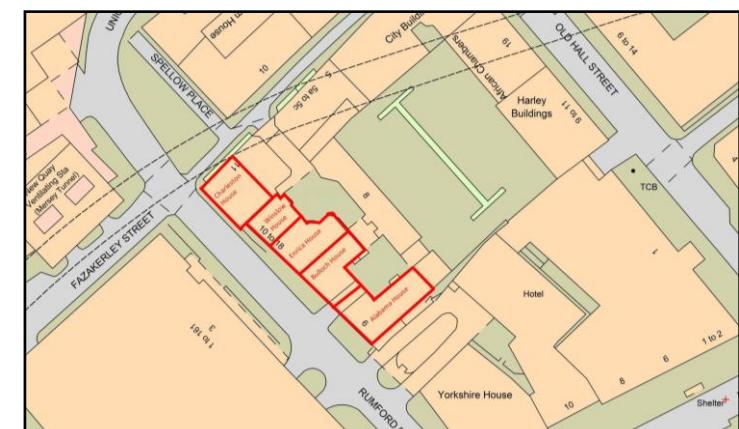
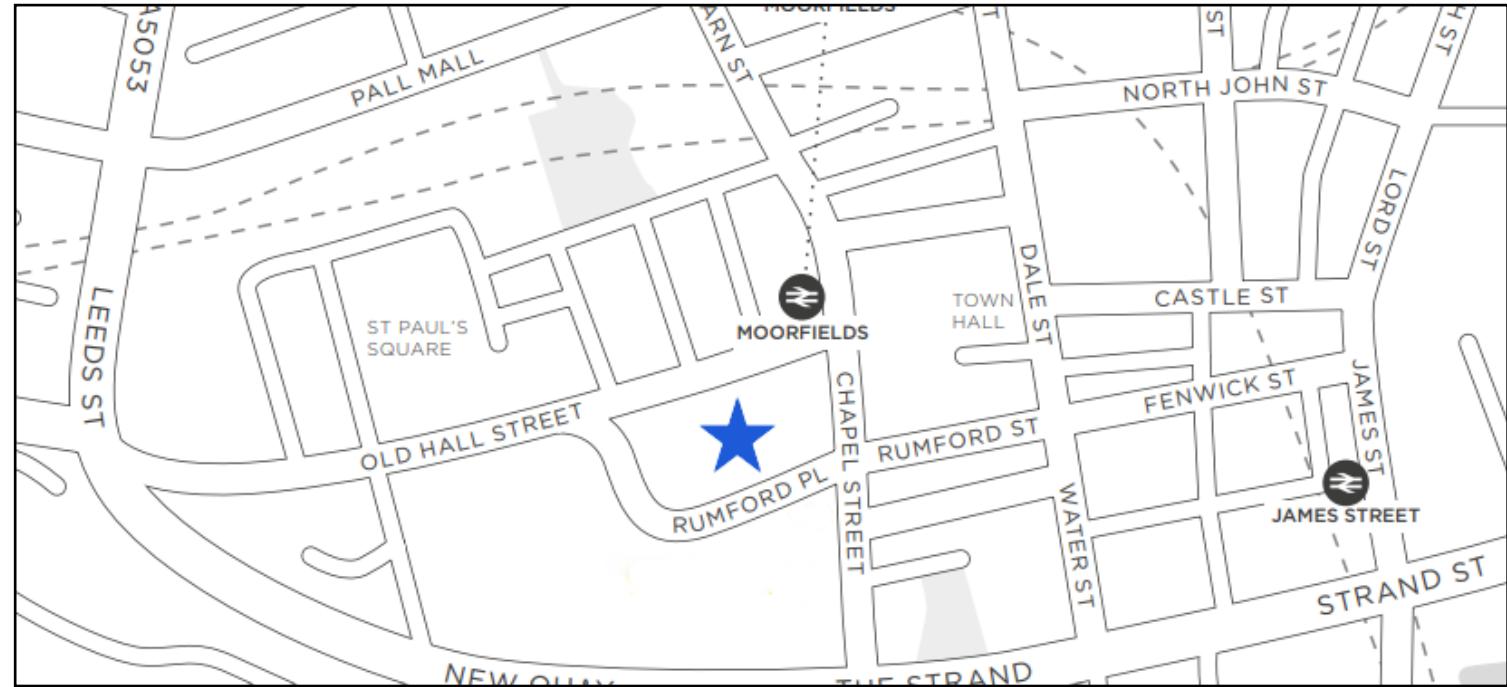
Bulloch House, part of Rumford Court.
A building that is steeped in history
from 1800s.

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

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

Ample public parking nearby with
over 1100 spaces available.

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



BULLOCH HOUSE

- Self-contained office suite with own tea point
- Existing high speed broadband connection available including wired data ports
- Male and female WCs located adjacent
- Within secure courtyard setting with CCTV and onsite management
- Private door entry system
- Meeting rooms available to book within Rumford Court

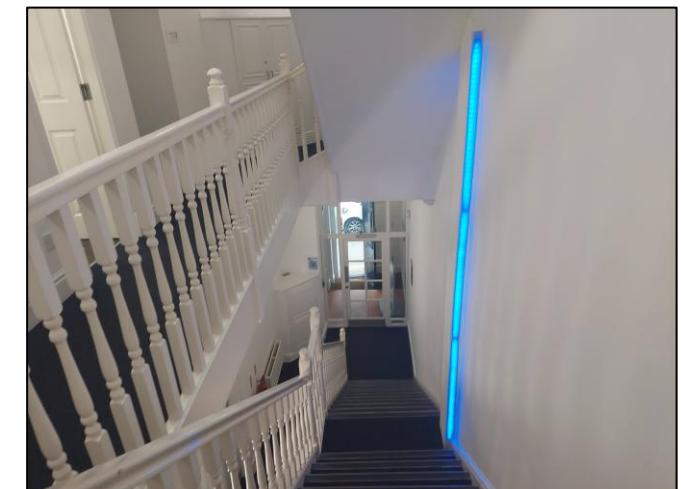


BULLOCH HOUSE

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

The building offers a dynamic and inspiring workspace designed to meet the demands of modern working life. The suite has a flexible regular shape floor plate.

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



BULLOCH HOUSE

TERMS

The suite is available on an inclusive rent of £17,000 per annum plus VAT, subject to lease terms. Further details available on request.

SERVICE CHARGE AND UTILITIES

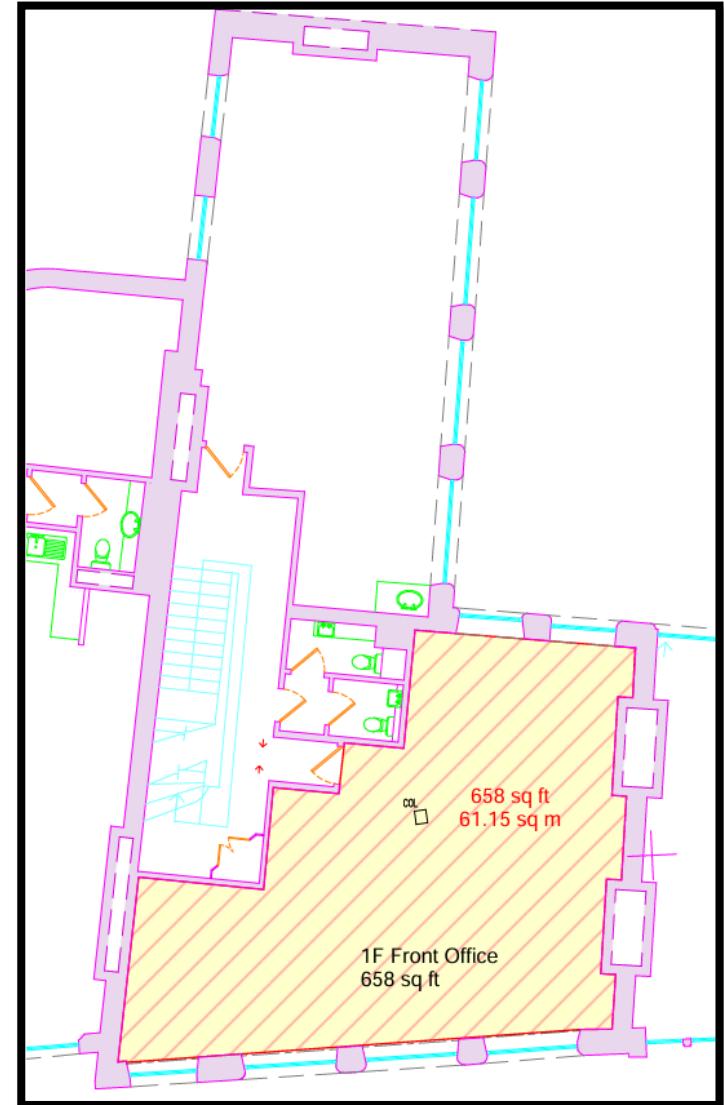
Service charge, internet connection, electricity and gas charges are included within the rent quoted.

BUSINESS RATES

Business rates are the tenant's responsibility. Small business rate relief maybe available to qualifying companies. Further details 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.



First floor Front Suite
61.1 sq.m (658 sq.ft)



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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: October 2025 - V3

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