

ENRICA HOUSE,  
RUMFORD COURT,  
LIVERPOOL, L3 9DG

**FIRST FLOOR OFFICES TO  
LET**

**74 SQ.M (796 SQ.FT)**

- Self-contained suite with courtyard entrance
- Prime city location
- Occupier ready
- Furniture available
- Open plan office
- Meeting room/ Private office
- Inclusive of utility bills



# ENRICA HOUSE

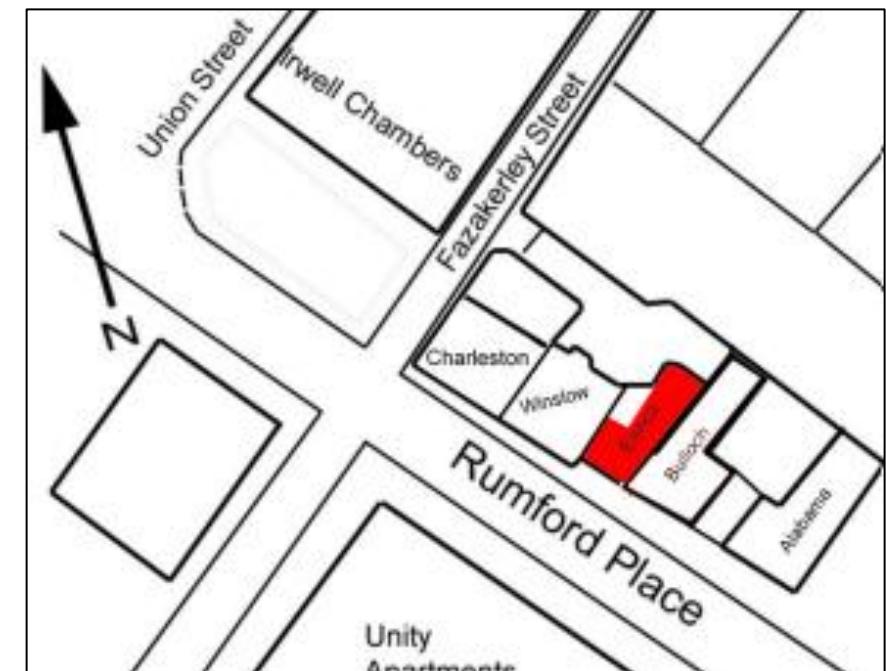
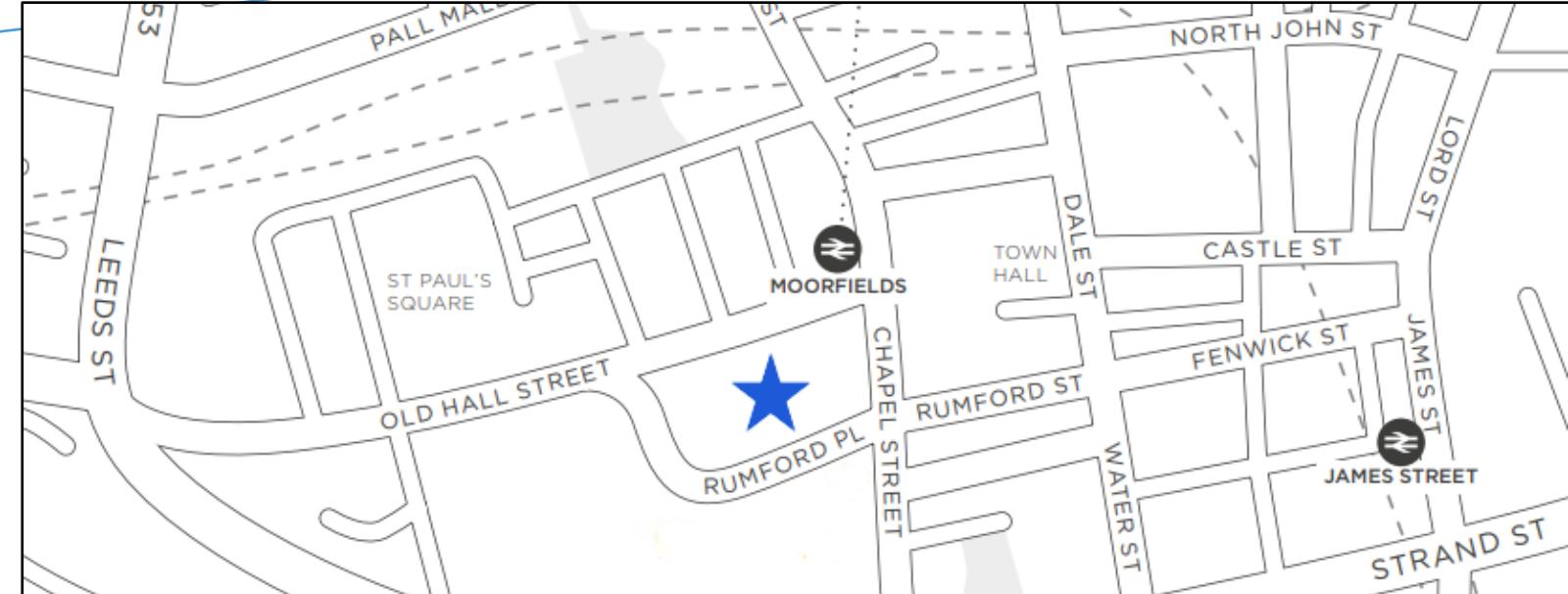
Enrica House is within Rumford Court benefitting from an exclusive cobbled courtyard approach steeped in history.

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

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

Ample public parking is nearby with over 1,100 spaces available.

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

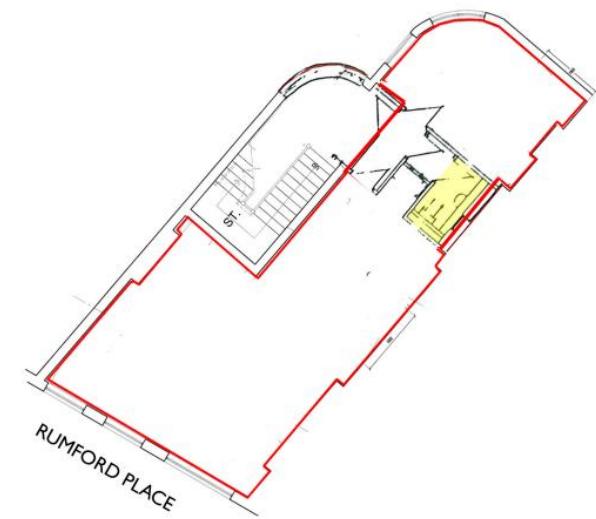




# FIRST FLOOR

## 74 sq.m / (796 sq.ft)

- Courtyard entrance
- Intercom access
- Open plan office with Private office
- Tea point
- Private WC
- Internet included



# ENRICA HOUSE

## TERMS

The first floor is available by way of a new lease with an inclusive rent of £22,000pa. No VAT is payable.

Inclusive payment includes estate/service charge, rent, heating, electrical use, water, broadband and cleaning of common parts.

## BUSINESS RATES

Business rates are the tenant's responsibility. Full small business rate relief (if eligible) is available. All interests to rely on their own enquiries.

## 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.





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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.

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