

TO LET

Spinnaker House, Sefton Street, Liverpool L8 5SN

4,219 sq ft (392.0 sq m)
Ground Floor Office

Secure, gated site extending
to approximately 0.76 acres

Potential to split
office accommodation

£16.50 per sq ft
per annum

Parking at approximately
1 space per 250 sq ft





THE KEY FEATURES

Ready for
what's next.

1

Modern, purpose-built
pavilion-style office building

2

Fitted to a high standard

3

Potential to split office
accommodation

4

4,219 sq ft of quality ground floor
office accommodation

5

Prominent frontage to
Sefton Street

6

Parking at approximately 1 space
per 250 sq ft, subject to availability

7

Excellent transport links to
Liverpool City Centre and
South Liverpool

8

Secure, fenced and gated
site extending to approximately
0.76 acres

9

Air-conditioned accommodation
with raised floors and suspended
ceilings

10

Established commercial location
approximately 1.5 miles south of
Liverpool City Centre

11

Passenger lift serving all floors

12

Full-height atrium with feature
glazing, lighting and wood panelling

13

Kitchen facilities and WCs within
the accommodation

14

42-panel roof-mounted solar array
providing enhanced environmental
credentials



THE BUILDING

A workspace
with presence.

Spinnaker House comprises a self-contained, pavilion-style office building arranged over ground and two upper floors, situated on a secure, fenced and gated site extending to approximately 0.76 acres.



THE LOCATION

Liverpool City Centre, within easy reach.

Spinnaker House occupies a highly prominent position fronting Sefton Street, approximately 1.5 miles south of Liverpool City Centre.

Sefton Street is an important arterial route linking Liverpool City Centre with the affluent suburbs of South Liverpool and benefits from approximately 20,000 vehicle movements per day, providing the property with excellent visibility and accessibility. The surrounding area is an established commercial location comprising a mix of modern offices, light industrial and trade counter premises, leisure uses and residential developments.

KEY:

- | | | |
|--------------------------------|-------------------------------|----------------------------------|
| S Spinnaker House | 1 Liverpool ONE | 2 St Johns Shopping |
| 3 Albert Docks | 4 Knowledge Quarter | 5 University of Liverpool |
| 6 Liverpool Cathedral | 7 Baltic Triangle | |
| A PureGym | B Arnold Clark | C Atlantic House |
| D Costa & Subway | E Royal Mail | F Nuffield Health |
| G Hatfields Range Rover | H Harrington Buildings | I Vitaflo |
| J Columbus Quay | | |



THE CONNECTIVITY

Well Connected by Road, Rail and Bus.

Brunswick Merseyrail station is located close to Sefton Street and provides direct access to Liverpool Central and the wider Merseyrail station network.

Liverpool Central is approximately one stop away, putting the city centre within straightforward reach for employees and visitors travelling by rail. Sefton Street is also served by a number of local bus services.

The 500 bus service provides a particularly useful connection, linking the Sefton Street area with Liverpool ONE, Liverpool Lime Street and Liverpool John Lennon Airport to the south. Other local services operate along the Sefton Street corridor, providing further connections into Liverpool and South Liverpool. For motorists, Sefton Street provides direct access towards Liverpool City Centre and the wider road network, with Liverpool John Lennon Airport also readily accessible

THE ACCOMMODATION

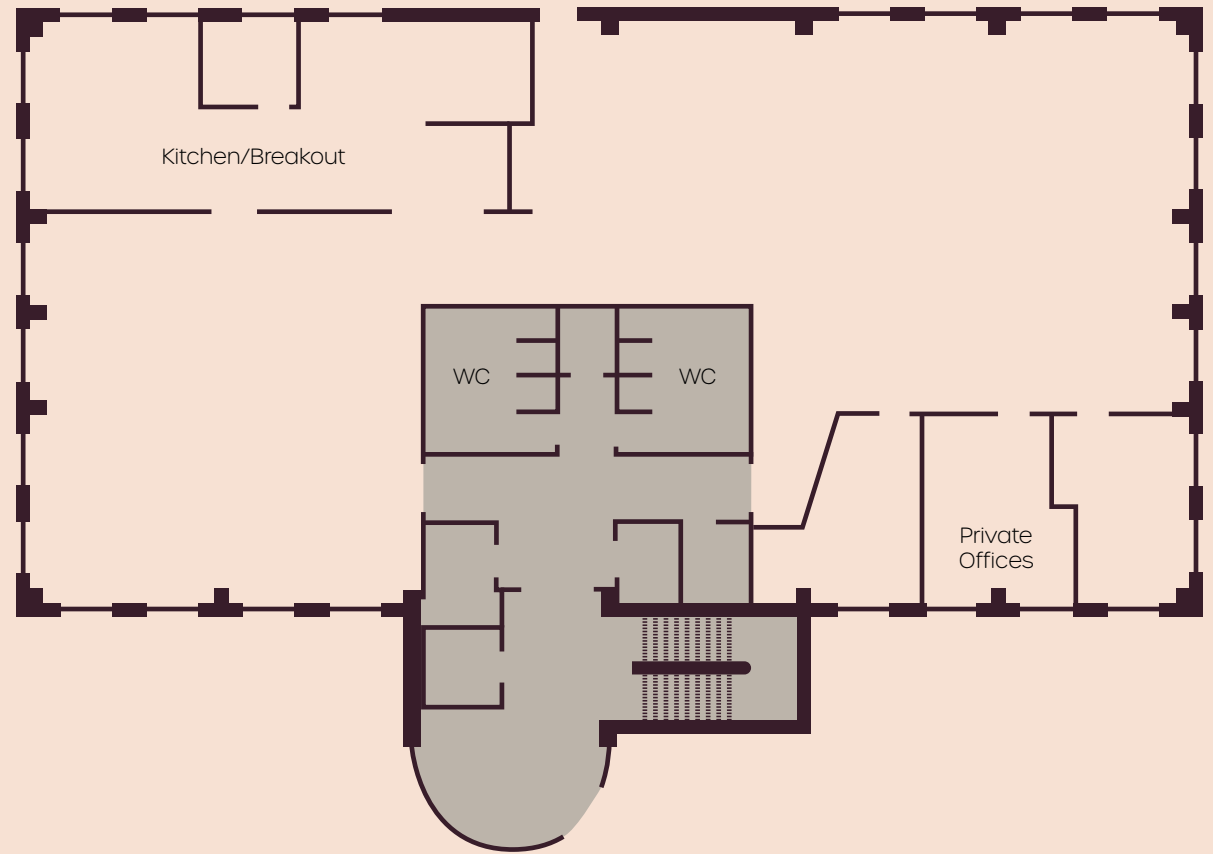
Space that works around you.

The offices provide a combination of open-plan working areas, meeting rooms and more private/discrete working areas, accessed from reception areas and a central core incorporating a staircase and passenger lift.

The office accommodation has been measured on a Net Internal Area basis. The approximate area is:

4,219 sq ft (392.0 sq m)

Potential to split.





THE SPACE

More than somewhere to work.

The accommodation has been fitted to a high standard and provides a modern working environment incorporating air conditioning, plastered and painted walls, raised floors with floor boxes, suspended ceilings with recessed lighting and powder-coated sealed double-glazed windows.

Male, female and disabled WCs are provided, together with kitchen facilities within the demised accommodation. A particularly attractive feature is the full-height central atrium, incorporating feature glazing, lighting and wood panelling around the lift, creating an impressive arrival and circulation space.

The building also benefits from a 42-panel roof-mounted solar array, providing enhanced environmental credentials and supporting occupiers' sustainability objectives.

SERVICE CHARGE:

A service charge is administered across the estate for the maintenance and management of the common parts, including the car park. The service charge budget is equivalent to approximately £5.69 per sq ft.

EPC:

C (61).
EPC Expiry: 11 October 2031.

RENT:

£16.50 per sq ft per annum.

TERMS:

The accommodation is available by way of a new lease on terms to be agreed.

VIEWING:

Strictly by prior appointment with the sole agents.

For further information or to
arrange a viewing, please contact:

TIM GARNETT

0151 255 0755

commercial@keppiemassie.com

**keppie
massie**

Misrepresentation Act 1967. Unfair Contract Terms Act 1977. The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agents and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agents nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. Keppie Massie are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. Keppie Massie 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. September 2026. Designed by Bella Design.