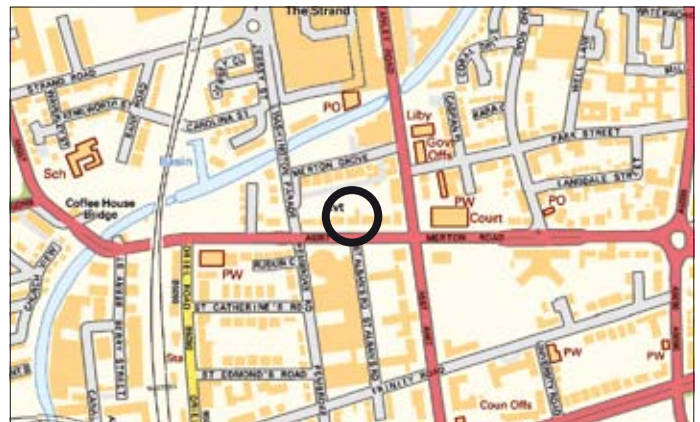




A substantial period office building suitable for a variety of alternative uses subject to the necessary planning consents, however, benefits from planning approval to convert to provide six two- and one one-bedroomed flats. The property comprises two interconnecting former houses converted to office premises over basement, ground, first and second floors. The property benefits from disabled car park to the front elevation fronting Merton Road with internal floor areas providing main reception, office suites, rear boardroom, kitchenette, male and female WCs and to the second floor there are further offices/storage, open plan meeting rooms, kitchenette. The property also has a rear single vehicle access road, with the benefit of substantial car parking for approximately 40 spaces, and landscaping to the rear of the building.



Not to scale. For identification purposes only

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Situated

The property is situated on Merton Road in a well established office area for a number of government departments including New Redgrave Court, occupied by the HSC, St Martins House – The Department of Work & Pensions, Sefton House/Daniel House – Sefton Council, Sefton Town Hall and Sefton Magistrates Courts, Bootle Oriel Road Station. It is approximately 3 miles from Liverpool city centre.

Basement

Storage Area 1 52.5m² (565sq ft)
Storage Area 2 61.5m² (662sq ft)

Ground Floor

Offices 191m² (2,055sq ft)

Kitchenette 7.2m² (77.5sq ft)
Rear Storage 3.99m² (43sq ft)

First Floor

Offices 184.6m² (1,988sq ft)

Second Floor

Offices 82.9m² (893sq ft)
Kitchenette 12.4m² (133sq ft)
Total 639.7m² (6,886sq ft)
Site Area 0.161HA (0.397 acres)
Storage 43.7m² (464sq ft)

Outside

Car parking for approximately 40 spaces and landscaping to the rear of the building
Not to scale. For identification purposes only

