



- **Ground floor new build office premises fully fitted to a high standard within a mixed use development. Double glazed windows. Strip lighting. Carpet/tiled flooring. Intercom system. CCTV. WC and kitchenette facilities.**

**Description** A ground floor new build office premises fully fitted to a high standard within a mixed use development. The property is in a prominent city centre location and benefits from double glazed windows, strip lighting, carpet/tiled flooring, intercom system, CCTV and WC and kitchenette facilities. The property would be suitable for a number of alternative uses subject to any necessary consents. Total area approx 989ft<sup>2</sup>

**Situated** Fronting Hatton Garden within the Eden Square development. The immediate surrounding area comprises a number of regional and national type occupiers such as Tesco and Travelodge with various Liverpool/ John Moores University buildings within close proximity. The property also benefits from being in close proximity to the cities amenities including the prime retail shopping locations, restaurants and access to the public transport network such as Moorfields inner city railway station approximately 0.2 miles east.

**Accommodation** Approximate Net Internal Area: 919m<sup>2</sup> (989ft<sup>2</sup>)

**Business Rates** We understand through internet enquiries that the property has a

rateable value of £4,600.

**Tenure** We understand that the property is held long Leasehold by way of a 150 year long lease at a peppercorn ground rent of 1st January 2003.

**Note** The sale does not include the car park and the sale will be subject to VAT.

**Joint Agent**  
SK Real Estate  
**SK REAL ESTATE**  
PROPERTY CONSULTANTS - CHARTERED SURVEYORS & VALUERS



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