

To Let

Moffat House, Liverpool

14-20 Pall Mall

Liverpool City Centre, L3 6AL

14

MOFFAT HOUSE
PALL MALL

20

Situation.

Moffat House fronts Pall Mall, approximately 100 metres from its junction with Tithebarn Street, in a vibrant mixed use area of Liverpool city centre.

A full range of city centre amenities are available within a few minutes' walk, including the highly successful Liverpool One retail and leisure complex and the internationally renowned Liverpool Waterfront.

The property is adjacent to Liverpool's prime office core and is directly opposite a cleared 3 acre site on the south western side of Pall Mall scheduled for a £200m development scheme.

In October 2019 developers of the site obtained planning permission for a 112,000 sq ft office building, a 281 bedroom hotel, public realm works and two further office buildings.

Travel Time	Rail	Car
John Lennon Airport	10 mins	20 mins
Manchester	32 mins	47 mins
Manchester Airport	1h 4 mins	53 mins
Leeds	1h 28 mins	1h 24 mins
Birmingham	1h 29 mins	1h 46 mins
Sheffield	1h 42 mins	1h 49 mins
London	2h 12 mins	3h 40 mins





Lime St. Station

The Royal Albert Dock

Liverpool One

Moorfields Station

Exchange Flags

The Three Graces

Moffat House

Inside Hotel

Princes Dock

Pall Mall
£200m Scheme

St. Paul's Square

Adjacent to
Liverpool's prime
office core

Restaurants.

- 1 Marco Pierre White
- 2 Trattori 51
- 3 Gino D'Acampo
- 4 Panoramic 34
- 5 El Gato Negro Tapas
- 6 Fazenda Rodizio
- 7 So Salsa
- 8 Riva Blu
- 9 Rudy's Pizza
- 10 Mowgli
- 11 Oh Me Oh My

Local.

- 1 Relish Liverpool
- 2 Tesco Express
- 3 Sainsburys
- 4 Greggs
- 5 Costa
- 6 Starbucks
- 7 Bold Street Coffee
- 8 Pret A Manger
- 9 Out To Lunch
- 10 Phillpotts

Landmarks.

- 1 India Buildings
- 2 Liverpool Town Hall
- 3 Cavern Club
- 4 The Beatles Musuem
- 5 RLB 360
- 6 British Music Experience

Bars.

- 1 City Wine Bar
- 2 Skybar
- 3 Tempest on Tithebarn
- 4 Ma Boyle's
- 5 Liberte Roof Top Bar
- 6 Pig & Whistle
- 7 Black Barrel
- 8 McGuffie & Co
- 9 Rox Liverpool
- 10 Castle St Townhouse
- 11 The Alchemist

Hotels.

- 1 Hotel Indigo
- 2 Travel Lodge
- 3 INNside Liverpool
- 4 Malmaison
- 5 Crowne Plaza
- 6 Radisson Blu
- 7 Premier Inn
- 8 Doubletree By Hilton
- 9 30 James St
- 10 Travel Lodge

- Bus Stops
- Parking
- Train Stations
- Ferry Terminal



A Vibrant Mixed-Use Area Of Liverpool City Centre



Liverpool Waterfront



Inside Hotel - Sky Bar



Gino's Restaurant



Liverpool ONE

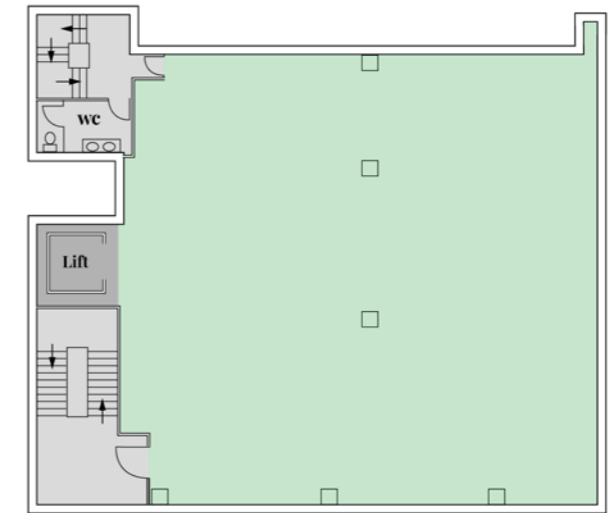


Floor	Usage	Size (Sq Ft)	Size (Sq M)	Availability
Ground Floor	Retail / Leisure	1,693	157	✓
First Floor	Clinic / Office	1,863	173	✓
Second Floor	Office	1,707	159	✓
Third Floor	Office	1,745	162	✓
Fourth Floor	Office	1,735	161	✓
Fifth Floor	Office	1,399	130	✗
Total	-	10,142	942	-

Description.

Moffat House comprises a multi-level office building arranged over basement, ground and five upper floors.

The ground floor provides a retail opportunity and upper floors 1-5 are fitted out as offices served by a ground floor reception and 8 person passenger lift. The office specification includes suspended ceilings, LED lighting and central heating.



Typical Upper Floor Plan - For Indicative Purposes

Specification.

- LED Lighting
- VRF Climate Control
- Suspended Ceilings
- 24-Hour Access
- 8 Person Passenger Lifts
- Ground Floor Reception
- Kitchen Facilities
- Meeting & Conference Rooms
- Informal Workspaces
- Social & Well Being Spaces
- Shower, Cycle & Locker Facilities
- Fully DDA Compliant





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14 MOFFAT HOUSE PALL MALL 20

L I I E

0151 263 1539

Commercial
Property Management
Letting Fees

10

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Tenure.

Leasehold

Vat.

All figures quoted are exclusive of but may be liable to vat at the prevailing rate.

Epc.

The property has an Energy Performance Certificate of B 48. A full report is available upon request.

Service Charge.

A service charge is in operation. Full details available from the leasing agents

Terms.

Suites are available to let on new, effective, fully-repairing and insuring terms with further details available via the letting agents.

Legals.

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

Agents.

CBRE and Hitchcock Wright



Moffat House, Liverpool



**For more information or to
arrange a viewing please
contact the letting agents.**

Andrew Byrne

T. 0151 471 4915 **M.** 07823 520 540

E. andrew.byrne@cbre.com

Brian Ricketts

T. 0151 227 3400 **M.** 07970 837 454

E. brianricketts@hwandp.co.uk

CBRE

0151 224 7666

www.cbre.co.uk

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400

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