

2-3 ATLANTIC WAY

SECTION 2, DEMPSTER BUILDING,
BRUNSWICK BUSINESS PARK, LIVERPOOL L3 4UU

TO LET. FULLY FITTED OFFICE / CALL CENTRE
LANDMARK WATERFRONT LOCATION
AMPLE ON-SITE CAR PARKING
EXCELLENT TRANSPORT LINKS

26,682 - 34,190 SQ FT (2,478.84 - 3,176.36 SQ M)

DESCRIPTION

Dempster Building is a landmark building fronting the River Mersey. 2-3 Atlantic Way comprises a contemporary fully fitted office / call centre fronting Atlantic Way with views over the River Mersey.

The accommodation has an attractive visitor reception situated on the river side of the building and an additional staff entrance on the Summers Road elevation.

The accommodation includes extensive open plan office offices arranged over ground and mezzanine levels together with meeting rooms, attractive break out areas and ancillary facilities.

SPECIFICATION

- Fully fitted accommodation
- Air conditioning
- Raised access floors
- Passenger lift
- DDA compliant
- Ample on-site car parking
- CCTV monitored estate
- On-site estate management

FLOOR AREAS

The accommodation has the following net internal floor areas.

Ground	18,522 sq ft	(1,720.75 sq m)
Mezzanine	8,160 sq ft	(758.1 sq m)
Total	26,682 sq ft	(2,478.85 sq m)

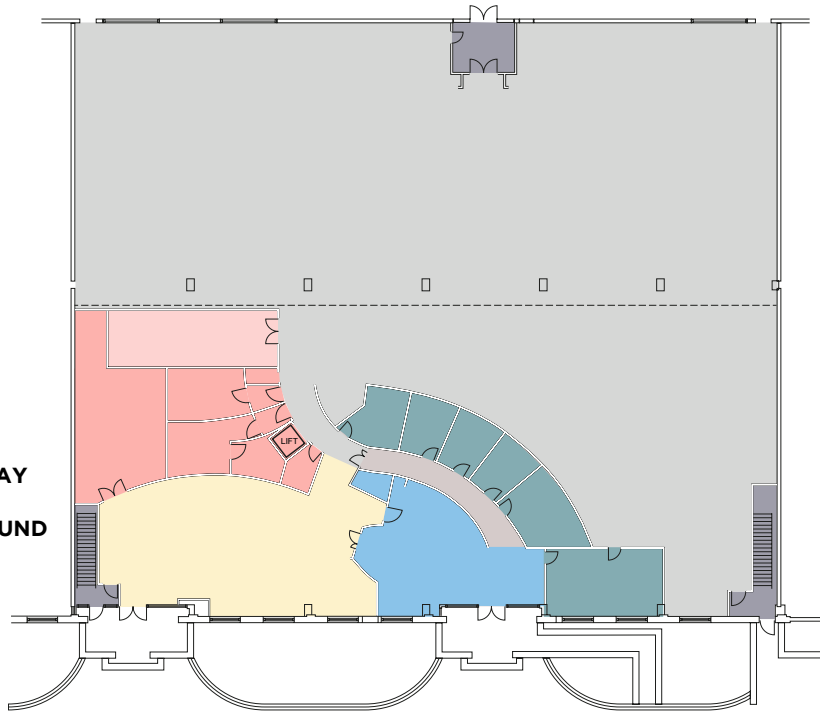
Plus potential expansion space at
1 Atlantic Way, S2 Dempster Building:

	7,508 sq ft	(697.52 sq m)
Total	34,190 sq ft	(3,176.36 sq m)



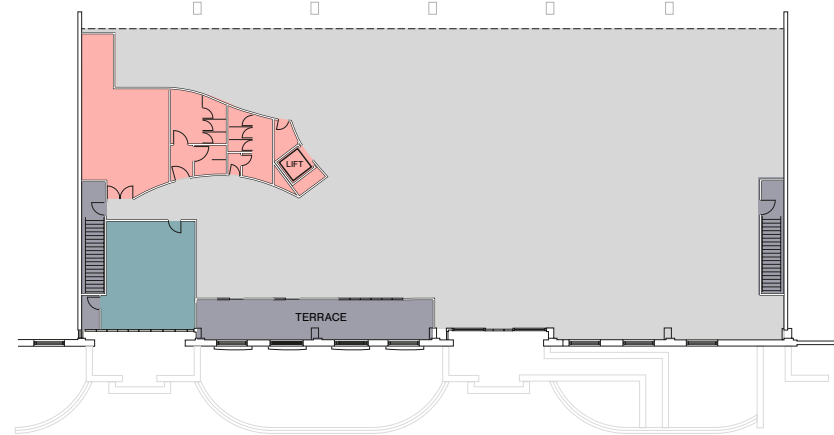


2-3 ATLANTIC WAY
INDICATIVE GROUND
FLOOR PLAN



- Reception
- Open plan workspace
- Meeting Rooms
- Breakout area
- WC / plant / ancillary
- Server Room

2-3 ATLANTIC WAY
INDICATIVE
MEZZANINE
FLOOR PLAN



ATLANTIC WAY







LIVERPOOL CITY CENTRE

DELIFONSECA

BEAN CAFE

A5036 SEFTON STREET

PURE GYM

BRUNSWICK STATION

CENTURY BUILDING

SUMMERS ROAD

COSTA COFFEE /
SUBWAY / WILD LOAF

ATLANTIC WAY

POTENTIAL EXPANSION SPACE

RIVER MERSEY

DEMPSTER BUILDING

PRIME LOCATION

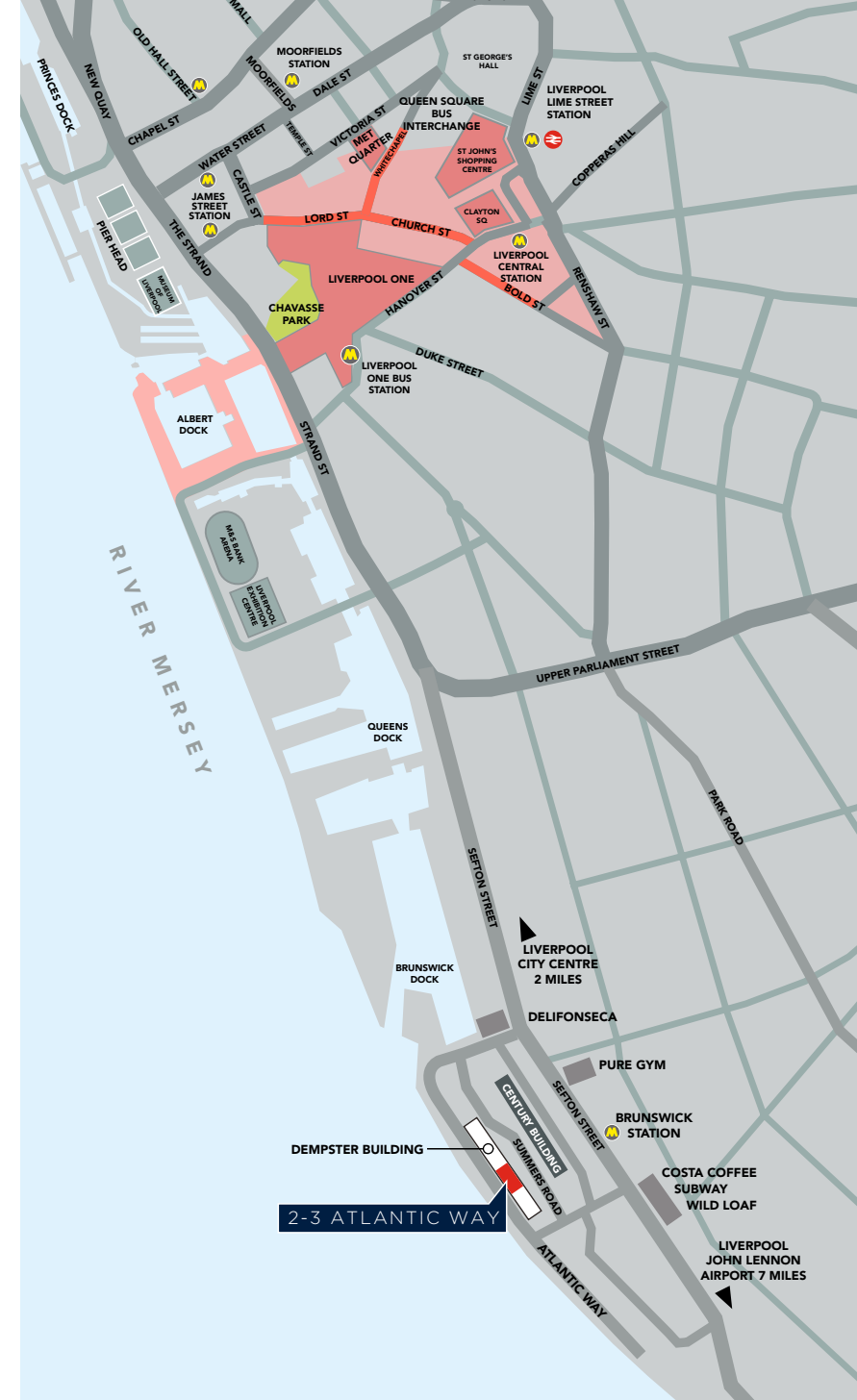
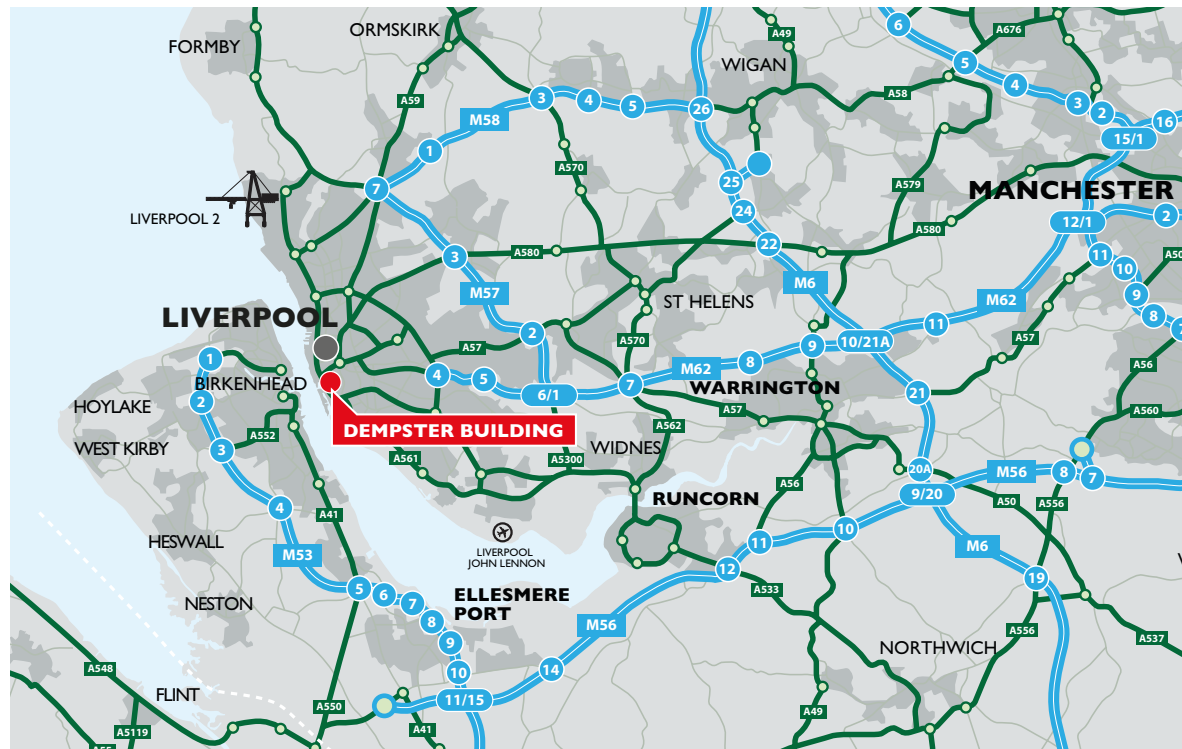
Brunswick Business Park is in a prime riverside location approximately 2 miles south of Liverpool City Centre.

The area contains a vibrant mix of commercial uses including offices, showrooms, leisure uses, industrial units, car dealerships, restaurants, cafés & residential.

Brunswick Business Park is accessed from Sefton Street (A5036), a primary route linking north and south Liverpool, providing links to the inner ring road and Mersey Tunnels connecting the city of Liverpool to the Wirral.

Brunswick Station is situated within walking distance directly opposite the business park providing access to local destinations and main line

services at Liverpool Lime Street. Liverpool John Lennon Airport is situated approximately 7 miles to the south.





TERMS

The accommodation is available from November 2024 by way of a new lease on terms to be agreed.

SERVICE CHARGE

A service charge is levied in respect of the landlord's costs of estate management, building and common area maintenance and provision of services used in common.

EPC

EPC rating C68.

VAT

Unless otherwise stated all sums will be the subject of VAT at the prevailing rate.

FURTHER INFORMATION / VIEWING

Please contact the joint agents:

Mason Partners
0151 227 1008
MASONPARTNERS.COM

Jon Swain
jonswain@masonpartners.com
07810 435 071

CBRE
0161 455 7666
www.cbre.co.uk

Neil Kirkham
neil.kirkham@cbre.com
07584 300 859

WORTHINGTON OWEN.
0151 230 1130
WORTHINGTONOWEN.COM

Mark Worthington
mark@worthingtonowen.com
07713 884 784

SUBJECT TO CONTRACT

Misdescription Act

The agents on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) 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. (iii) No person employed by the agents has any authority to make or give any representation or warranty whatever in relation to these properties. March 2024. Design: Alphabet Design 0151 707 1199.

Declaration

Directors of Mason Partners have an interest in the property.