



CORN EXCHANGE

FENWICK STREET LIVERPOOL L2 0PJ

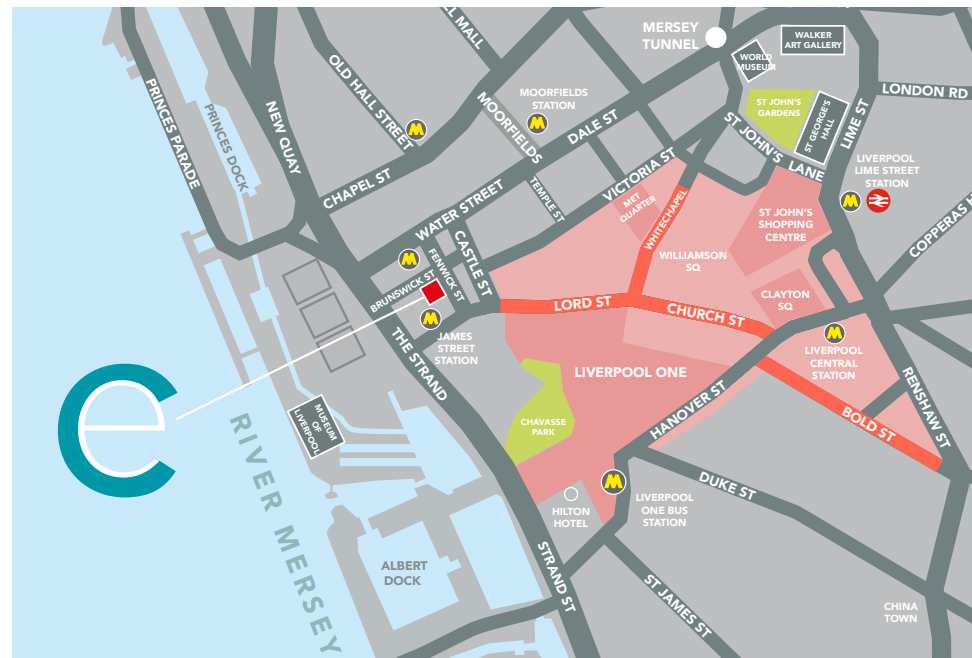
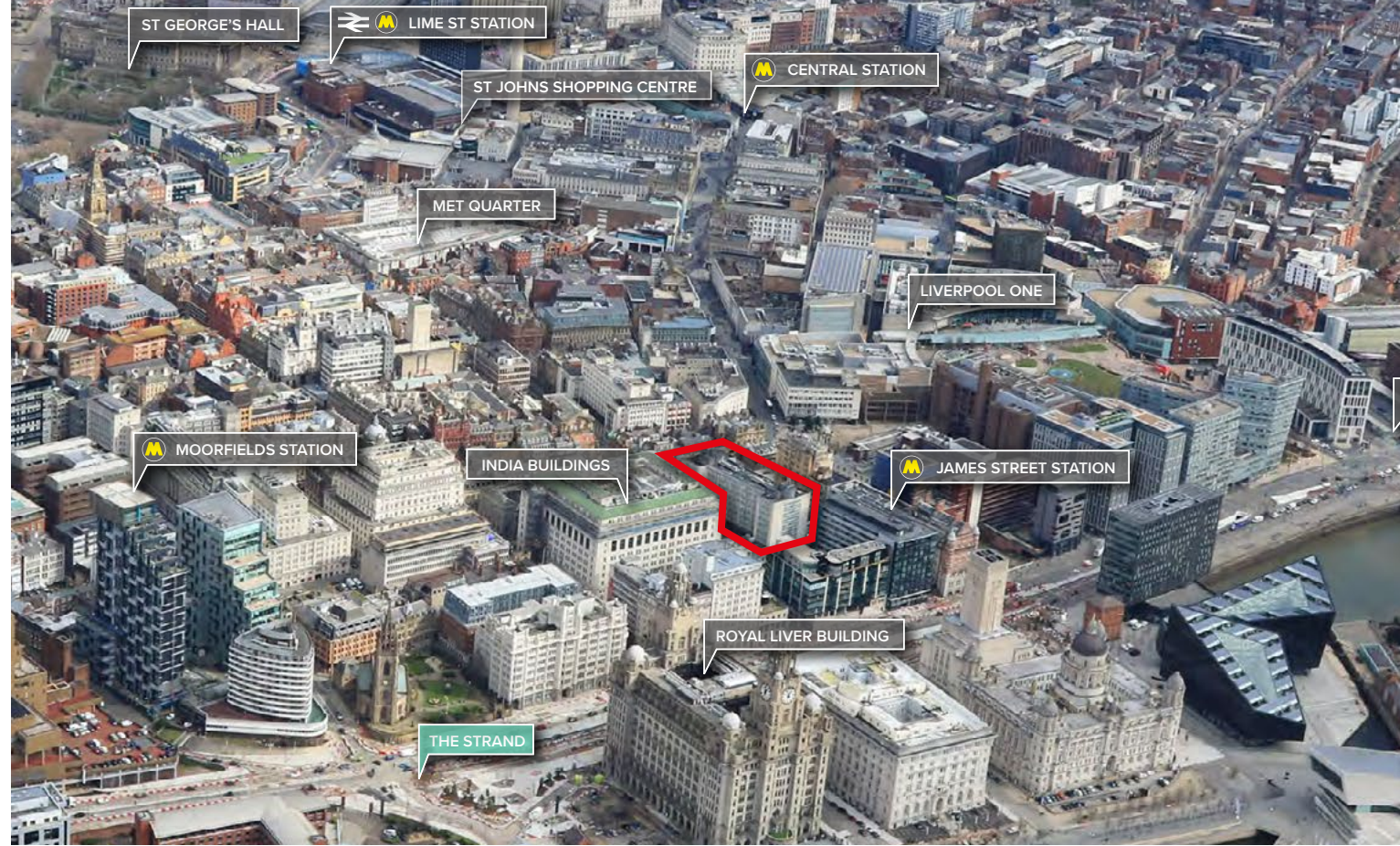


**LANDMARK MIXED USE BUILDING
IN LIVERPOOL'S PRIME OFFICE QUARTER**

GROUND & FIRST FLOOR OFFICES TO LET
5,291 SQ FT - 17,120 SQ FT

LOCATION AND COMMUNICATIONS

- Corn Exchange is situated in Liverpool's central business district.
- Close proximity to key city centre amenities including the retail core, the Town Hall and Liverpool Law Courts.
- 250m from the city's waterfront.
- India Buildings, a 315,000 sq ft office building home to over 3,500 government office workers at HM Revenue and Customs, is located opposite.
- Liverpool's best restaurants and bars in the immediate vicinity including Restaurant Bar and Grill, San Carlo, Piccolino, The Alchemist, Hawksmoor Steak Restaurant, Mowgli, Riva Blue and numerous cafés.
- James Street Merseyrail Station is situated approximately 125 metres from the property, linking with the mainline station at Liverpool Lime Street.



CORN EXCHANGE

Corn Exchange is one of Liverpool's best known addresses.

The ground and first floors provide over 28,000 sq ft of office accommodation including the HQ offices of Mason Partners.

Ground floor retail occupiers include Prima Cleaners and Philpots sandwich café.

Floors 2-8 are occupied by Stay City operating a 212 room apartment hotel serviced from the building's Drury Lane entrance.

AVAILABLE ACCOMMODATION

- Refurbished first floor office suite served by prominent ground floor Fenwick Street reception. Potential for staff presence in reception.
- Ground floor suite suitable for a range of uses. Direct access from the building's Brunswick Street entrance.
- Both suites have potential for prominent external signage to either Fenwick St or Brunswick Street.

FLOOR AREAS

The accommodation has the following net internal floor areas.

Ground (part)	5,291 sq ft	(492 m ²)
First	11,829 sq ft	(1,099 m ²)
Total	17,120 sq ft	(1,591 m²)





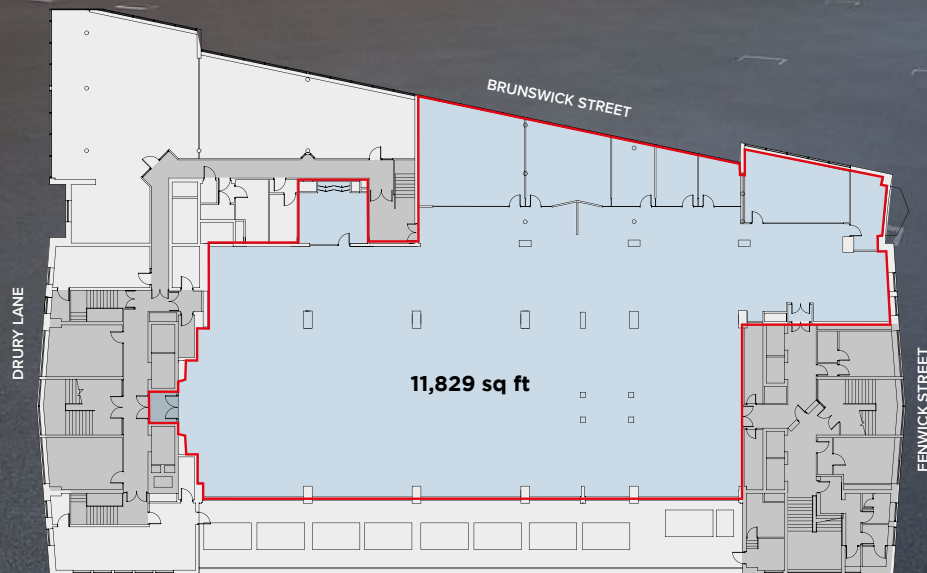
FIRST FLOOR

11,829 sq ft (1,099 m²)

Providing light and airy accommodation with excellent views over Water Street, this office suite is fully refurbished and ready for occupation.

The specification includes:

- LED lighting
- Full access raised floors
- Air conditioning
- Double glazing
- Fitted kitchen
- Full data cabling patched back to server room
- Server room with comms cabinets and separate air-conditioning system
- 3 meeting rooms and 3 private offices
- Access via prominent Fenwick Street reception



GROUND FLOOR

5,291 sq ft (492 sq m)

Available in a shell specification ready for fit out or fully refurbished by the landlord to a specification to be agreed.

The CGI image shown is bespoke to the suite and indicates the potential of the accommodation.

The accommodation is suitable for a range of uses including office, clinic, health centre and gym.

The suite is accessed directly from the building's Brunswick Street entrance.



TERMS

Available via new leases on terms to be agreed.

PLANNING

The accommodation has planning consent for use Class E and as such can be used for a range of uses including office, gym, financial & professional services, health centre, day centre and clinic etc.

EPC

EPC rating C-65 (first floor suite).

VAT

VAT will be chargeable on all sums due to the landlord.

CAR PARKING

On site parking potentially available.

FURTHER INFORMATION

Please contact the joint agents:



Jon Swain
jonswain@masonpartners.com
M: 07810 435071



Mark Worthington
mark@worthingtonowen.com
M: 07713 884 784

Andrew Owen
andrew@worthingtonowen.com
M: 07798 576 789



Neil Kirkham
neil.kirkham@cbre.com
M: 07854 300 859

Andrew Byrne
andrew.byrne@cbre.com
M: 07823 520 540

Declaration. Directors of Mason Partners have an interest in the accommodation.

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.

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