



CORN EXCHANGE

FENWICK STREET LIVERPOOL L2 0PJ

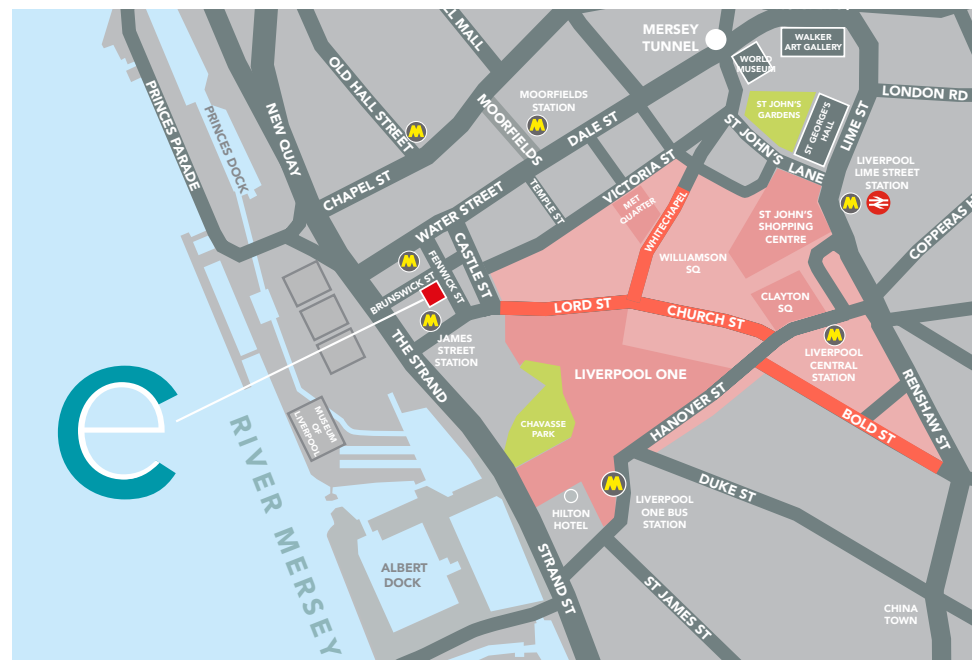


**LANDMARK MIXED USE BUILDING
IN LIVERPOOL'S PRIME OFFICE QUARTER**

GROUND & FIRST FLOOR OFFICES TO LET
2,768 SQ FT - 23,477 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, the soon to open 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, Service Graphics 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.

ACCOMMODATION FEATURES

- Prominent ground floor entrance reception with external signage opportunities.
- Flexible open plan accommodation.
- Secure on-site parking available.
- Ground floor suite with potential for alternative uses.

FLOOR AREAS

The accommodation has the following net internal floor areas.

Ground (part)	2,768 sq ft	(257 sq m)
Ground (part)	8,880 sq ft	(825 sq m)
First	11,829 sq ft	(1,099 sq m)
Total	23,477 sq ft	(2,181 sq m)





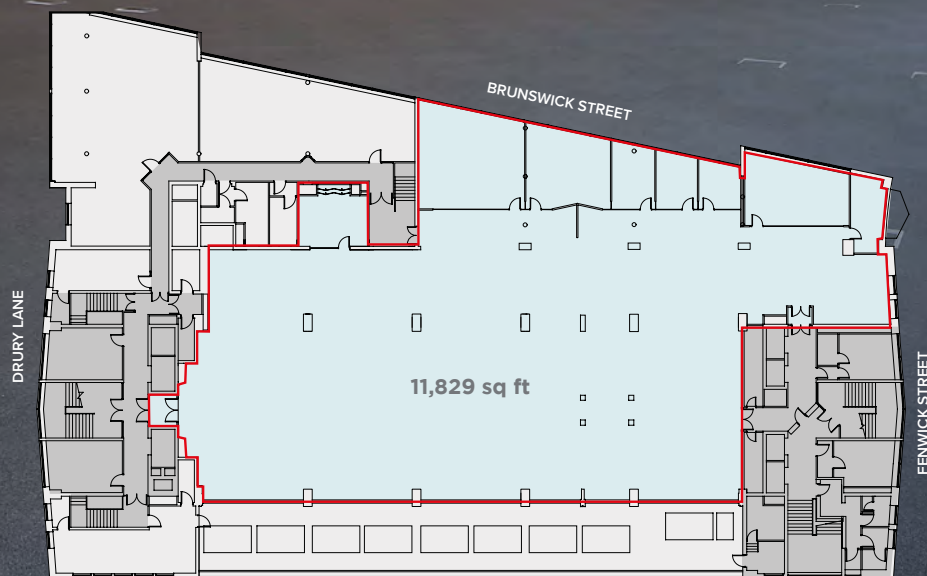
FIRST FLOOR

11,829 sq ft (1,099 sq m)

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



GROUND FLOOR

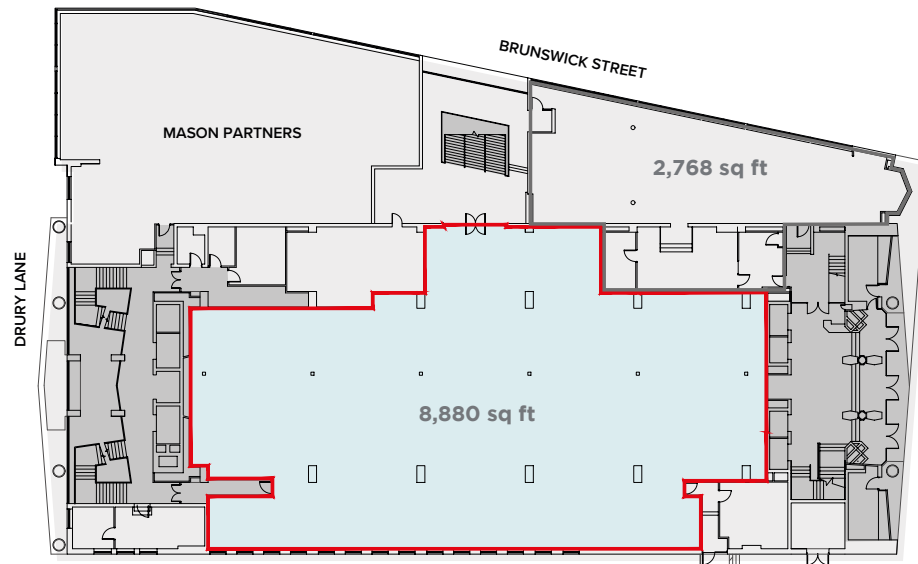
8,880 sq ft (825 sq m)

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

The CGI and indicative space plan shown are bespoke to this suite and show the potential of the accommodation.

Both ground floor suites can be combined to provide a high profile space with direct access from both Fenwick Street and Brunswick Street.

The ground floor is also potentially suitable for alternative uses such as a gym.

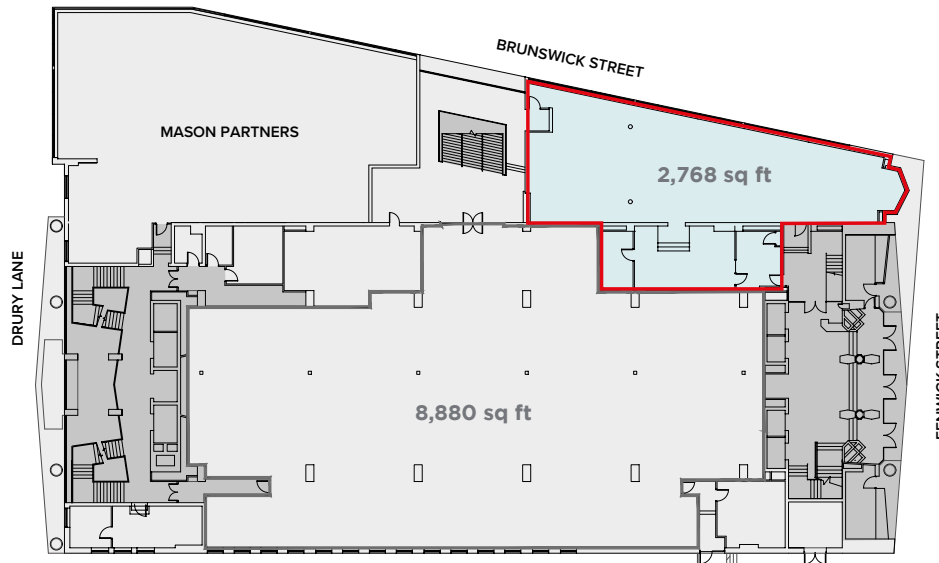


GROUND (PART)

2,768 sq ft (257 sq m)

This suite is situated in an especially prominent position at the corner of Brunswick Street and Fenwick Street and will be available in Q4 2022.

Further details are available on request.



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

Secure on site parking is available by way of separate licence.

FURTHER INFORMATION

Please contact the joint agents:



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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.
September 2022 Design: Alphabet Design 0151 707 1199.

