



10 DUKE STREET LIVERPOOL L1 5AS


**GROUND FLOOR OFFICE TO LET
3,021 SQFT (281 SQM)**

ADJACENT TO LIVERPOOL ONE

EXCELLENT PUBLIC TRANSPORT LINKS

SECURE ON-SITE PARKING

AMPLE PUBLIC PARKING IN VICINITY

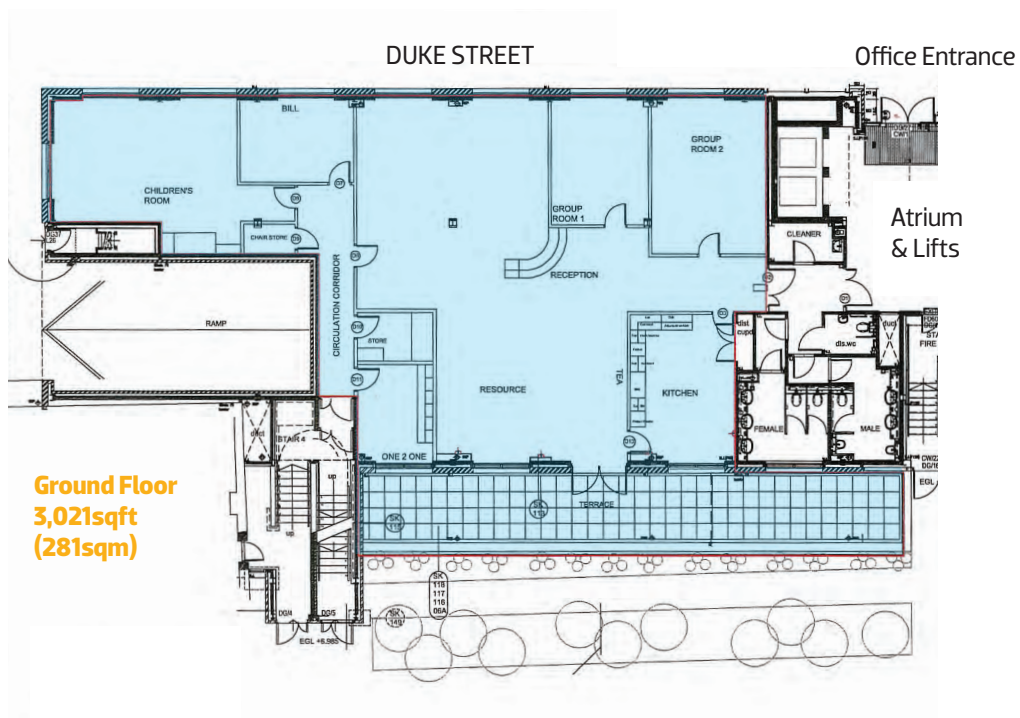


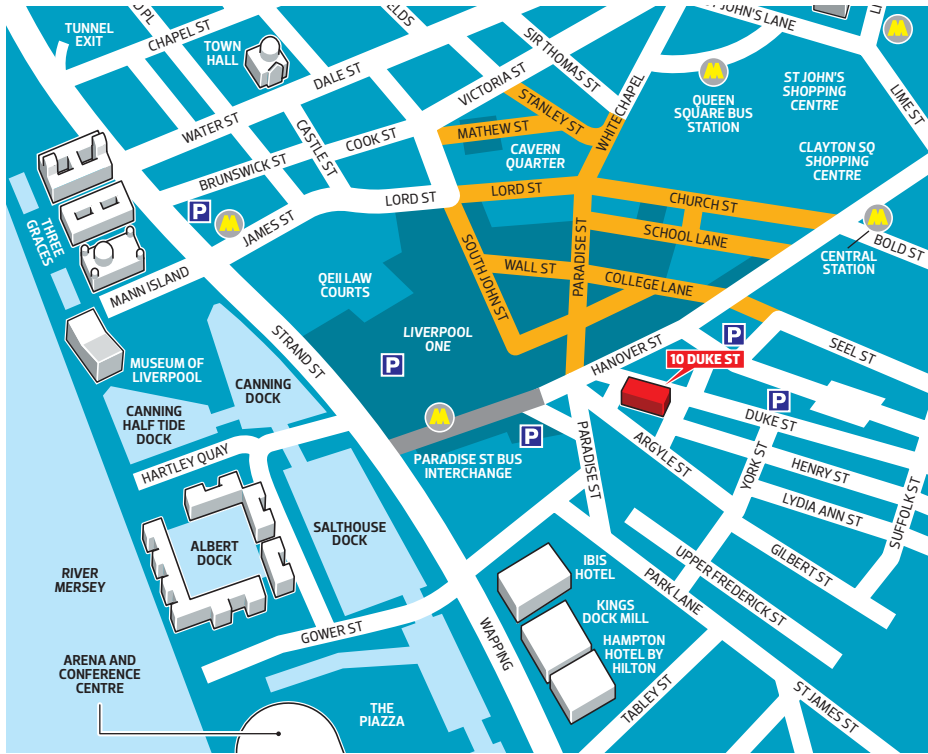
With an impressive façade and a full-height atrium 10 Duke Street offers high quality stylish accommodation, equipped to meet the needs of today's demanding occupiers. A staffed reception area offers a warm welcome to visitors and security for occupiers. Outside, a landscaped courtyard provides a pleasant area for informal meetings or relaxation.



Specification

- FEATURE FULL HEIGHT ENTRANCE ATRIUM
- TWO HIGH SPEED 8-PERSON LIFTS
- 4-PIPE FAN-COIL UNITS FOR HEATING, VENTILATION AND COOLING
- DISABLED ACCESS PROVISION
- MINIMUM 150MM RAISED FLOORING
- LANDSCAPED COURTYARD
- SECURE UNDERGROUND CAR PARK





10 Duke Street lies just a few metres from one of the main entrances to Liverpool ONE, Grosvenor's spectacular retail and leisure development. The Liver Street Q-Park multi-storey car park, Merseytravel's bus exchange and Tesco are all within 100 metres too. Within a short stroll there are restaurants and coffee shops to cater for every taste and budget. Merseyrail Central Station is just five minutes walk away and Lime Street, ten minutes.

TERMS

The second floor suite is available to let on terms to be negotiated. Details of rents and other occupational costs are available upon request. Car parking will be available by way of an annual licence fee and will be allocated on a pro-rata basis.

VAT

Applicable to rentals.

RATES

On application to the agents or the local authority.

VIEWING

By prior appointment with the agent.

CONTACT

WORTHINGTON OWEN

ANDREW OWEN

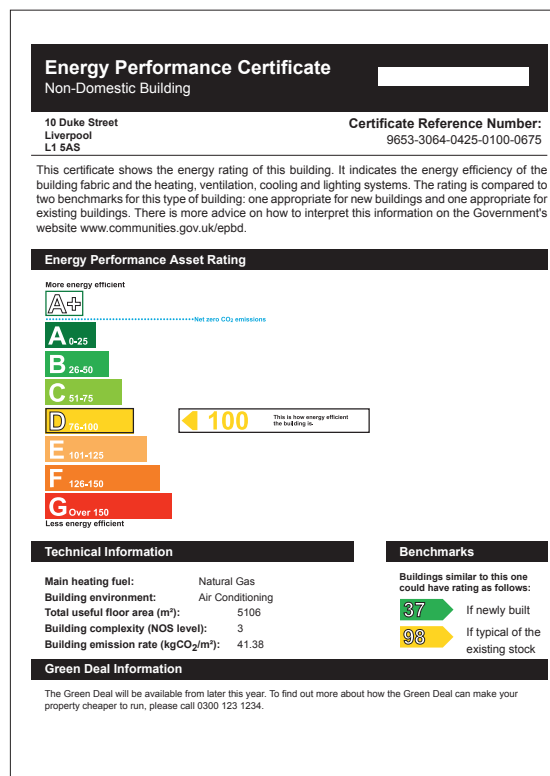
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