

**71/72 TRADEWIND SQUARE
EAST VILLAGE
LIVERPOOL L1 5BG**

**TO LET HIGH QUALITY
SELF-CONTAINED
COMMERCIAL OFFICES
238 SQM (2,561 SQFT)**



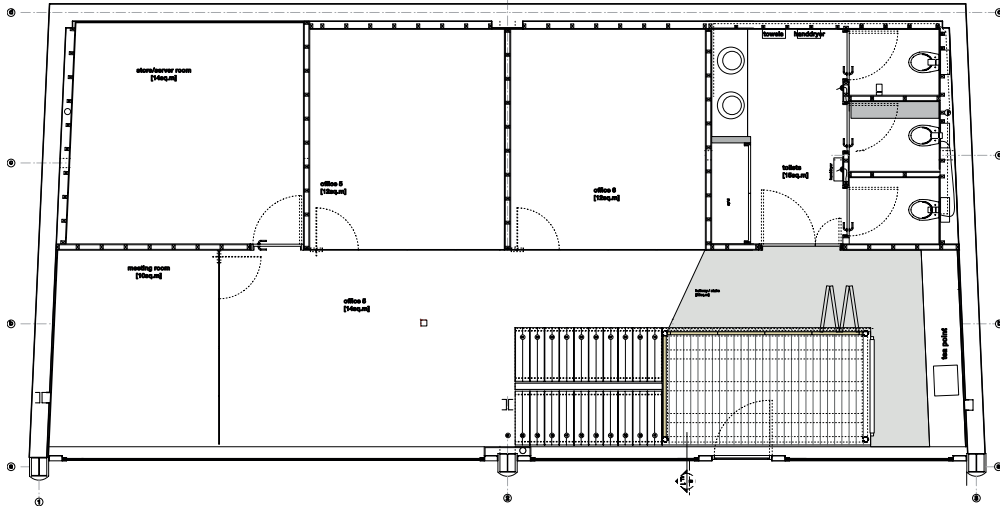
SITUATION

Developed about ten years ago on the South Eastern edge of the city centre, East Village has evolved into a thriving hub for commercial and leisure uses. Tradewind Square is integral to the mixed-use development which lies at the heart of Liverpool's 'Ropewalks' and within a short distance of the 'Knowledge' and 'Cultural' Quarters. East Village is within five minutes' easy stroll of Grosvenor's Liverpool ONE. Popular with established professional and start-up businesses and students, East Village comprises a mix of leisure and commercial uses including restaurants and bars which cater for all tastes and budgets.

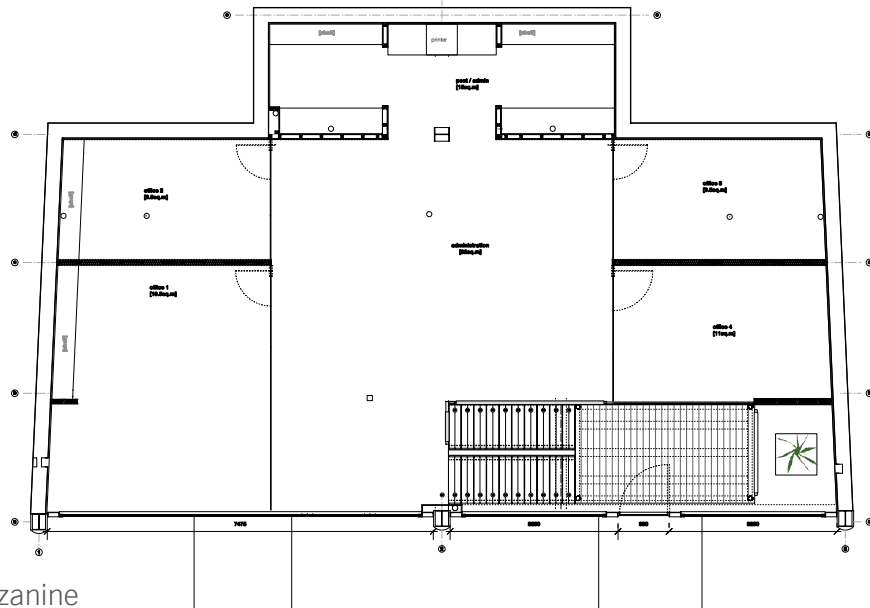
ACCOMMODATION

The ready-to-occupy suite, with its own front door onto Tradewind Square, is divided over ground and mezzanine floors. Its specification, conceived around the needs of today's discerning occupiers, includes:

- FULLY GLAZED 'POLAR' PARTITIONING
- CARPETING THROUGHOUT
- HIGH QUALITY KITCHEN AND WC FACILITIES
- FULL COMFORT COOLING
- NETWORK CABLED

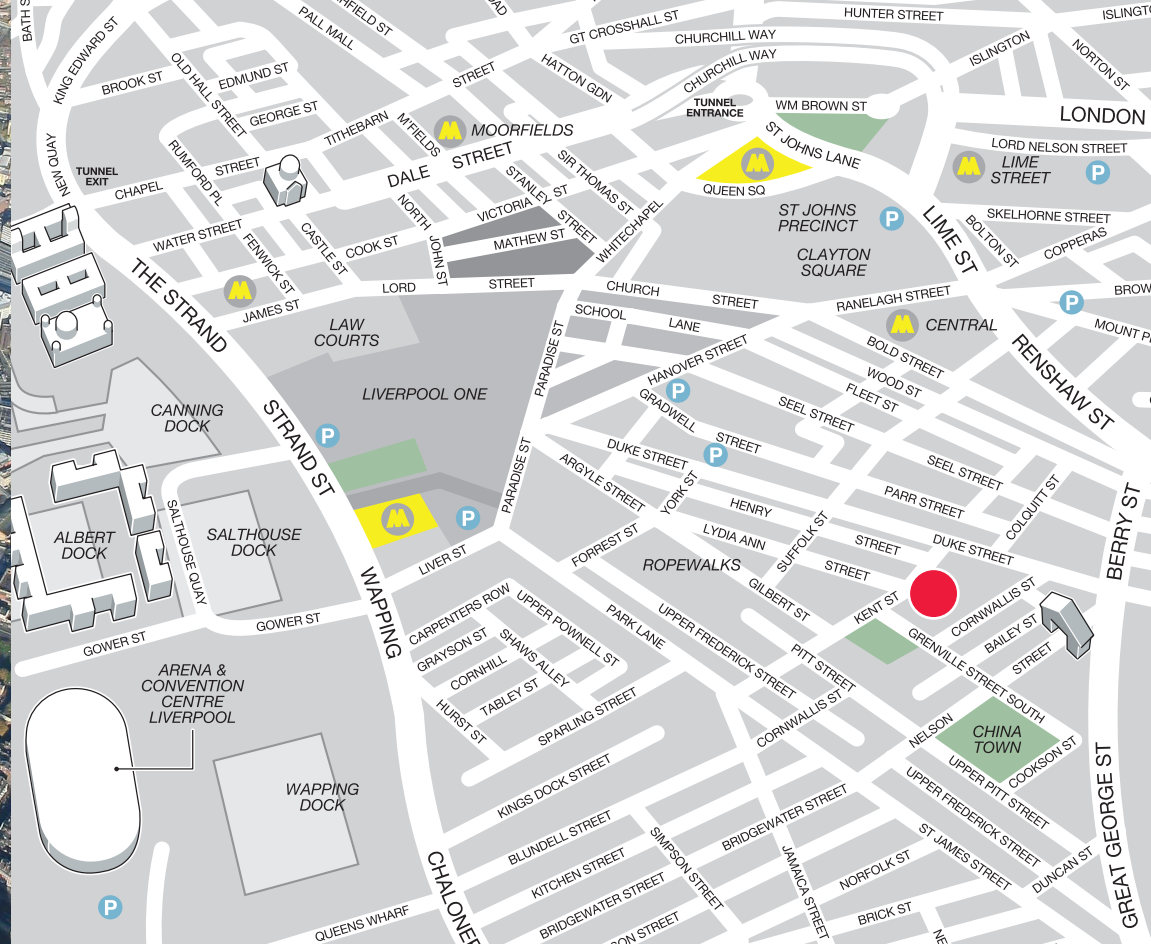
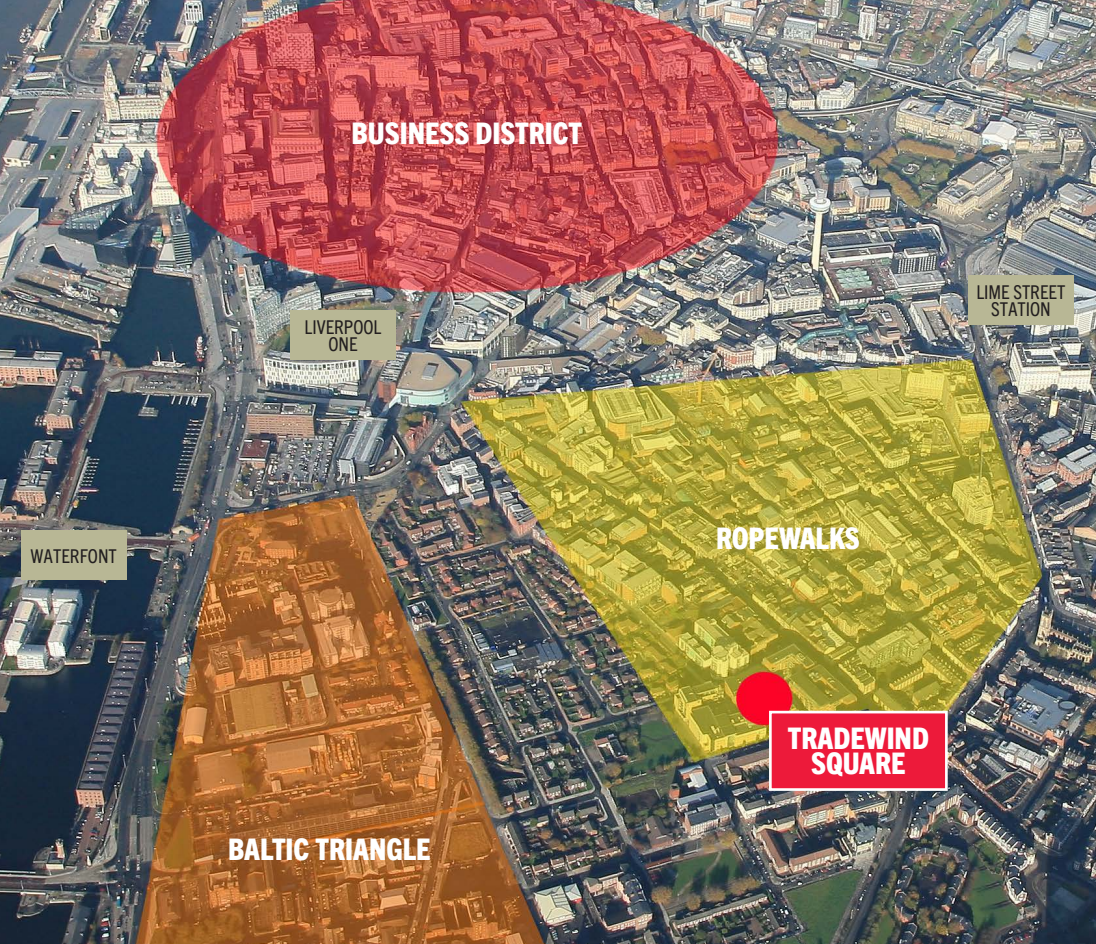


Lower Ground Floor



Mezzanine





LEASE

To let on flexible terms to be agreed.

SERVICE CHARGE

The ingoing tenant will be responsible for a fair proportion of the landlords outgoings in connection with the upkeep of the building and estate service charge contribution.

ENERGY PERFORMANCE CERTIFICATE

The suite has an EPC rating of C-71. Copies of the certificate are available from the agents on request.

COSTS

Each party will be responsible for its own legal costs and stamp duty.

VIEWING AND FURTHER EQUIREES

Please contact the sole agents, Worthington Owen.

ANDREW OWEN
 andrew@worthingtonowen.com
 07798 57678

MARK WORTHINGTON
 mark@worthingtonowen.com
 07713 884784

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