



14 CASTLE ST.

LIVERPOOL



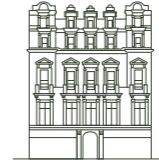
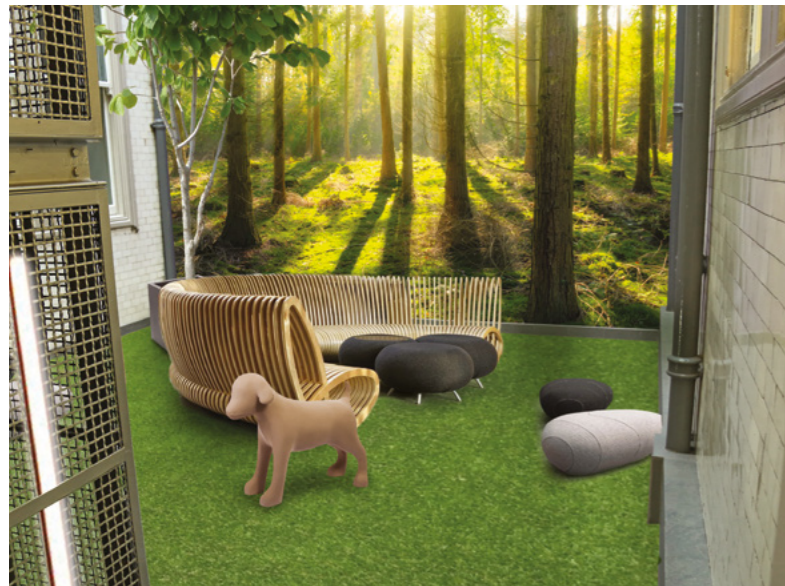
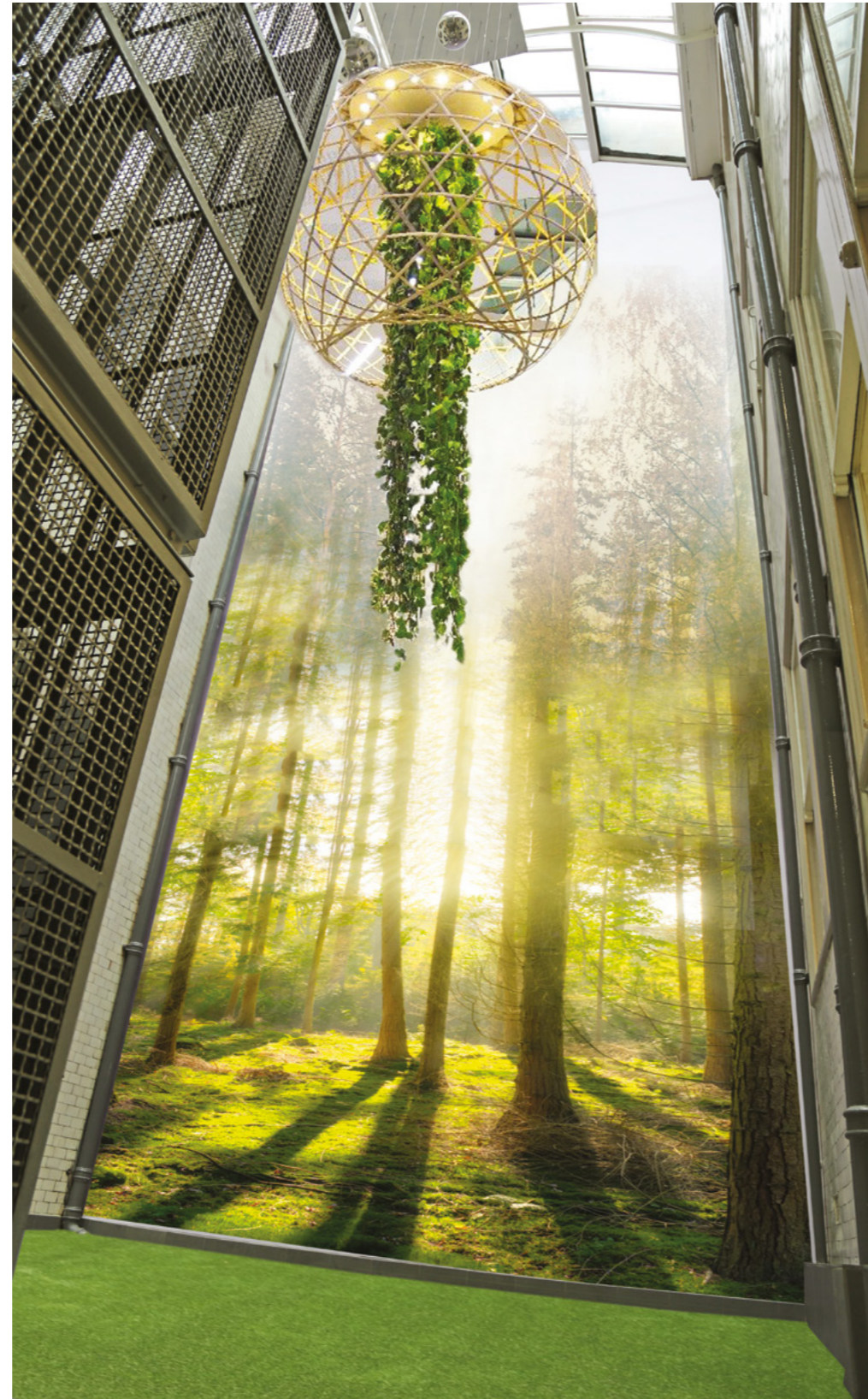
## *In the HEART of the CITY...*

Castle Street lies at the very heart of the commercial district and whilst once famed for banking, it is now home to some of the best bars and restaurants in the city.

Set amongst some of the city's most architectural buildings and neighbouring the historic Town Hall, No.14 is a stone's throw from the world famous waterfront, less than a 10 minute walk to the retail mecca that is Liverpool 1 and has easy access to the road and rail network and other transport links.

There is a superb variety of lunchtime eateries and coffee shops plus for those everyday necessities such as groceries, dry cleaners, fitness centres and beauty salons there's a great selection within a few minutes' walk.





## AN OASIS *of* CALM

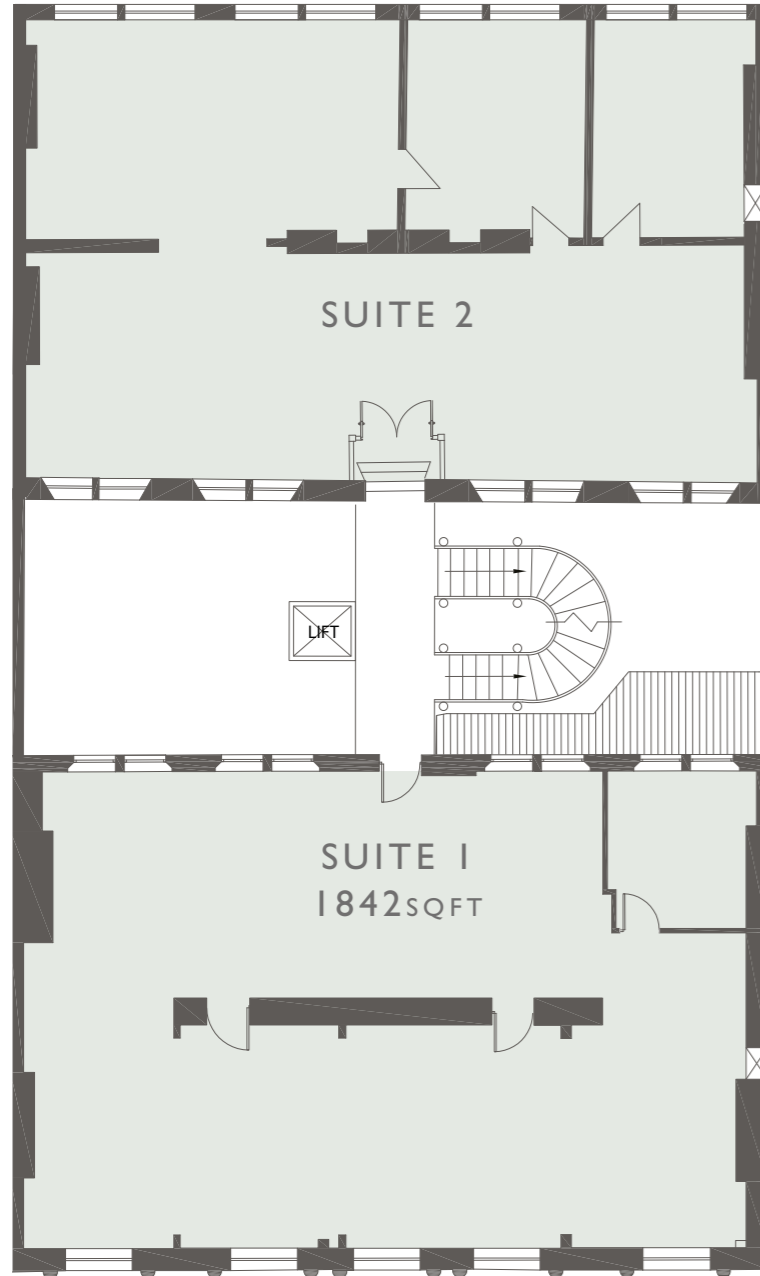
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14 Castle Street is undergoing an extensive refurbishment to create a highly distinct and professional working space unlike any other in the city. The result is a building steeped in history that is full of life, energy and inspiration.

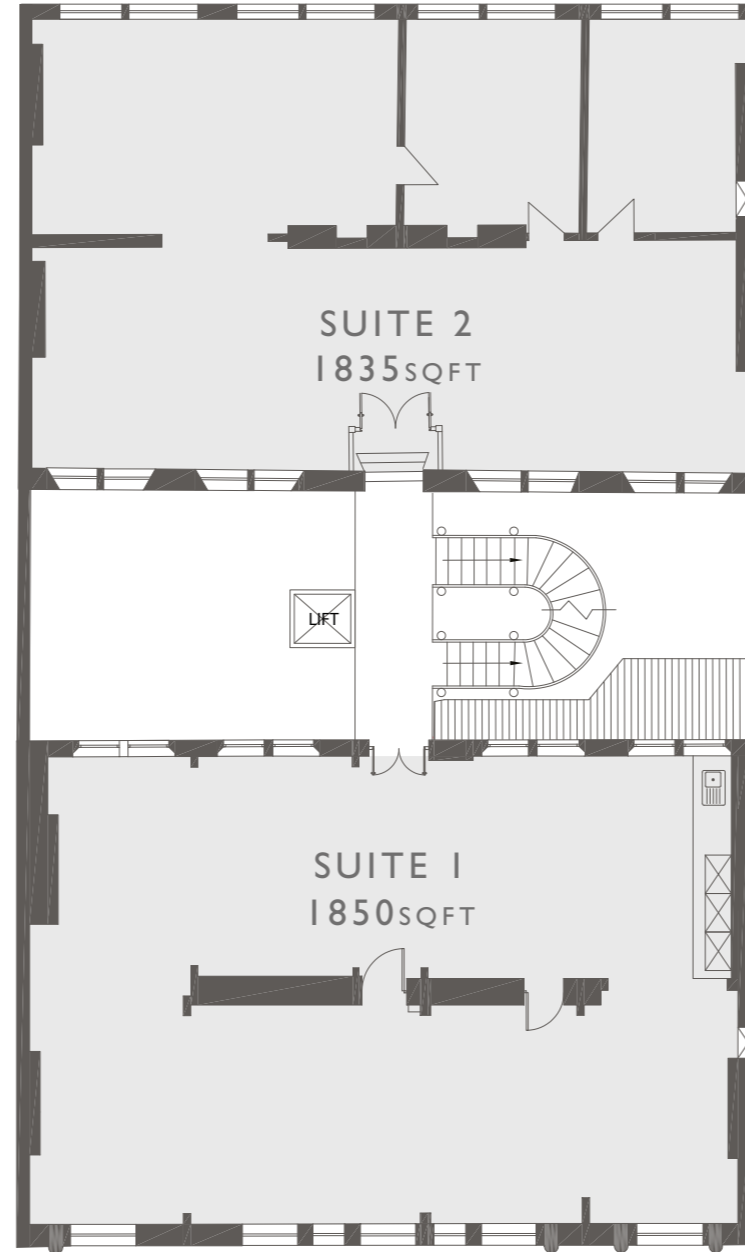
Wellbeing is at the heart of the re-design with a focus on the natural environment to promote a happier, healthier and more productive workforce. From the moment you enter the building the stone walls, soft lighting and custom joinery make for a welcoming entrance. The stunning atrium with its beautiful spiral staircase is bursting with foliage whilst the first floor break out area, reminiscent of a parkland setting, has been created to provide opportunities for collaboration as well as for restoration, privacy and retreat from noise.

# LOWER CASTLE STREET

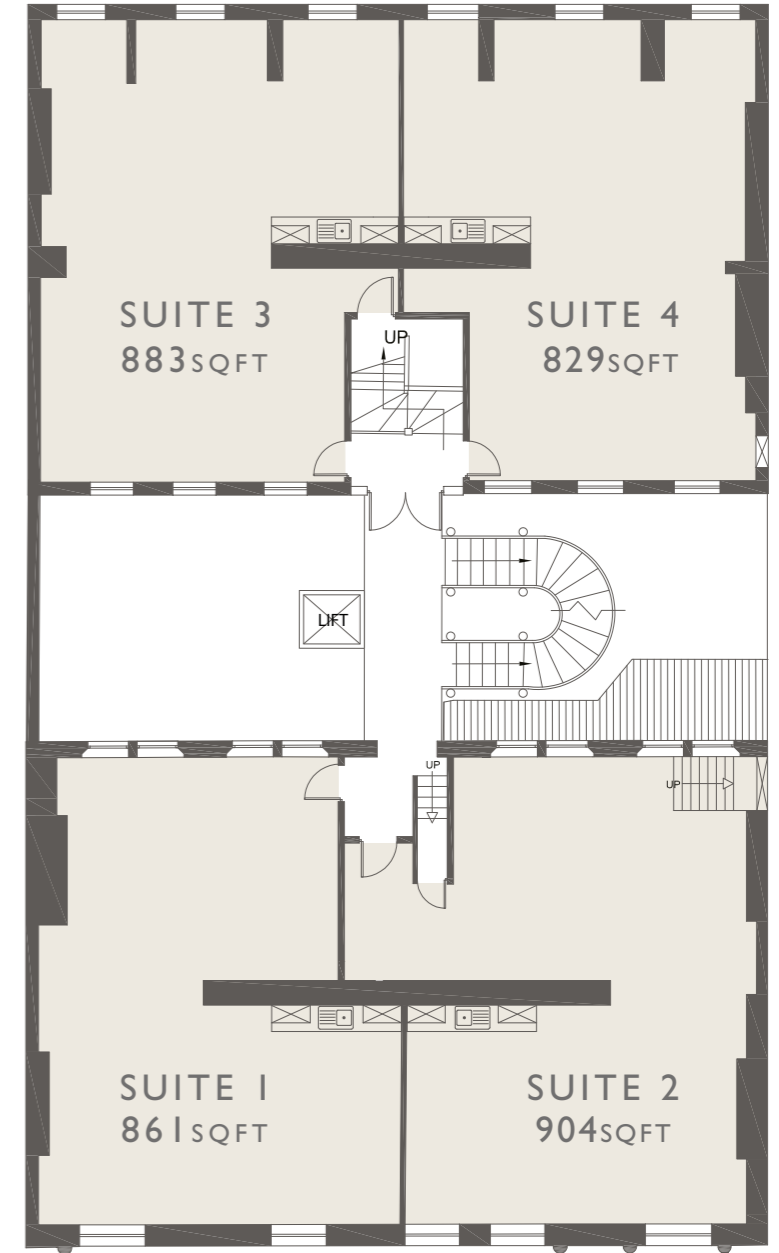
## FIRST FLOOR



## SECOND FLOOR



## THIRD FLOOR



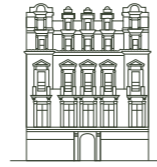
# CASTLE STREET



## SCHEDULE OF ACCOMMODATION

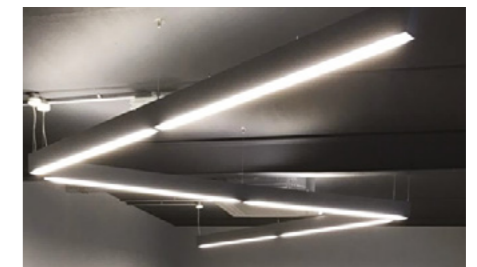
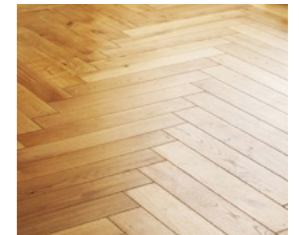
First Floor Suite 1*	1842sqft	171sqm
First Floor Suite 2*	Sold	
Second Floor Suite 1*	1850sqft	172sqm
Second Floor Suite 2*	1835sqft	171sqm
Third Floor Suite 1*	861sqft	80sqm
Third Floor Suite 2*	904sqft	84sqm
Third Floor Suite 3*	883sqft	82sqm
Third Floor Suite 4*	829sqft	77sqm

\* Areas subject to final measured survey on completion of refurbishment.



## SPECIFICATION

- Security entrance system
- Porcelanosa wall and floor tiles
- Feature redwood cladding battens to lobby and office landings
- Back lit LED signage and tenant directory
- Hacer Linaj LED up/down lighting to common areas
- Furnished natural breakout area and landscaping
- Otto LED suspended linear light fittings
- Three compartment perimeter trunking
- Quality carpet tiles
- Hardwood or laminate flooring options
- Quality kitchens inclusive of fridge/freezer and dishwasher options



## TERMS

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The office suites are available for sale on a 250 year leasehold basis at a nominal rent or alternatively on a conventional lease basis for a period of 5 or 10 years on standard full and repairing and insuring terms.

The landlords works are scheduled for completion in summer 2019 with suites available for occupation from August.

Updated EPC's are available on completion of the works.



## SERVICE CHARGE

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Service charge is estimated at £3.50 per sq ft which covers the usual expenses relating to internal and external maintenance, cleaning, lift operation etc.



## LEGAL COSTS

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Each party is to be responsible for their own legal costs incurred in the progression of legal documentation.





# GREAT LOCATION

In the heart of the commercial district, surrounded by bars, restaurants and a broad mix of independent and national retailers, Castle Street really is hard to beat. Add to that just minutes' walk from a UNESCO World Heritage Waterfront for a refreshing and inspirational brain break when needed and it's hard to imagine why you would be anywhere else.

## PARKING

1. Capital Building Car Park
2. Rumford Street Carpark
3. NCP Car Park Moorfields
4. Corn Exchange Car Park

## SUPERMARKETS

5. Tesco Express
6. Sainsbury's Local
7. Tesco Metro

## COFFEE SHOPS

8. Pret a Manger
9. Costa Coffee
10. Philpotts
11. Moose Coffee
12. Caffe Nero
13. Pret a Manger
14. Costa Coffee
15. Philpotts

## TRAIN STATIONS

16. Moorfields Train Station
17. James Street Station

## HOTELS

18. Hotel Ibis Styles Dale Street
19. Travelodge Exchange Street
20. Hotel Indigo
21. The Racquet Club Hotel
22. Mercure Atlantic Tower
23. Aloft
24. The Z Hotel
25. Tune Hotel
26. Easyhotel
27. Travelodge The Strand
28. 30 James Street

## BARS

29. Slug and Lettuce
30. All Bar One
31. The Alchemist
32. Liverpool Gin Distillery
33. Ma Boyle's Alehouse & Eatery

## RESTAURANTS

34. HUS
35. Fazenda Liverpool
36. The Vincent Café and Cocktail Bar

37. Pizza Express
38. NYL Restaurant and Bar
39. Turtle Bay Victoria Street
40. Shiraz BBZ
41. La Vina Liverpool
42. Piccolinos
43. Gino D'Acampo My Restaurant
44. Rudy's Neapolitan Pizza
45. Mowgli Street Food
46. Santa Maluco Rodizio Pizzeria & Cocktail Bar
47. Olive Bar and Restaurant
48. Castle Street Townhouse
49. Viva Brazil Liverpool
50. San Carlo
51. Bacaro
52. Rocket and Ruby
53. Neighbourhood
54. Oh Me Oh My
55. Carpathia Champagne Bar and Restaurant
56. Silk Road Restaurant
57. Restaurant Bar and Grill
58. Manhattan Bar & Grill



# OFFICE SUITES FOR SALE / TO LET

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**ANDREW OWEN** - [Andrew@worthingtonowen.com](mailto:Andrew@worthingtonowen.com)

07798 576 789



FOR FURTHER DETAILS VISIT US AT [WWW.WORTHINGTONOWEN.COM](http://WWW.WORTHINGTONOWEN.COM)

**SUBJECT TO CONTRACT.** Produced May 2019

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