



Sanderson
Weatherall

To Let

Warehouse / Offices: 13,100 Ft²



48-60 Bridgewater Street, Liverpool L1 0AY

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Summary:

- Warehouse and Offices
- Located in the trendy Baltic Triangle area of Liverpool city centre
- GIA: 13,100 sq ft
- The property is considered suitable for a variety of uses subject to Head Landlord and Planning consent.
- Lease terms on application

Location

The property is located on Bridgewater Street in the historic central area of the Baltic Triangle in Liverpool city centre. The surrounding area provides a mix of bars, restaurants, residential, hotels and industrial.

Description

A traditional brick built industrial unit split between two units but interconnecting, on different levels, one unit with an eaves height of circa 4.4 metres and the other circa 5.8 metres. Vehicular access to the units are from each of the surrounding streets via concertina metal loading doors.

The units have the original steel truss roofs, in the main they have florescent strip lights and a fan heater to one of the units.

To the front of number 56 – 60 Bridgewater Street is a ground and first floor offices section with a reception on the ground floor and open plan office area to the first floor kitchen and WC facilities.

Accommodation

We have measured the building in accordance with the RICS Code of Measuring Standards on a Gross Internal Area (GIA) basis, as outlined below:-

Description	Sq M	Sq Ft
56 – 60 Bridgewater Street		
Warehouse	336.13	3,618
Ground Floor Office and Reception	74.88	806
First Floor Office	79.11	848
(Sub Total)	(490.12)	(5,276)
48 – 54 Bridgewater Street		
Warehouse	727.10	7,827
Total	1,217.30	13,100



Business Rates

£50,000 (2023 Rating List).

Energy Performance Certificate

'B – 50'

Lease Terms

The property is currently held by way of an overriding lease which expires 30th September 2056.

The property is therefore available on a sub-lease for a term of years to be agreed.

Rent on application.

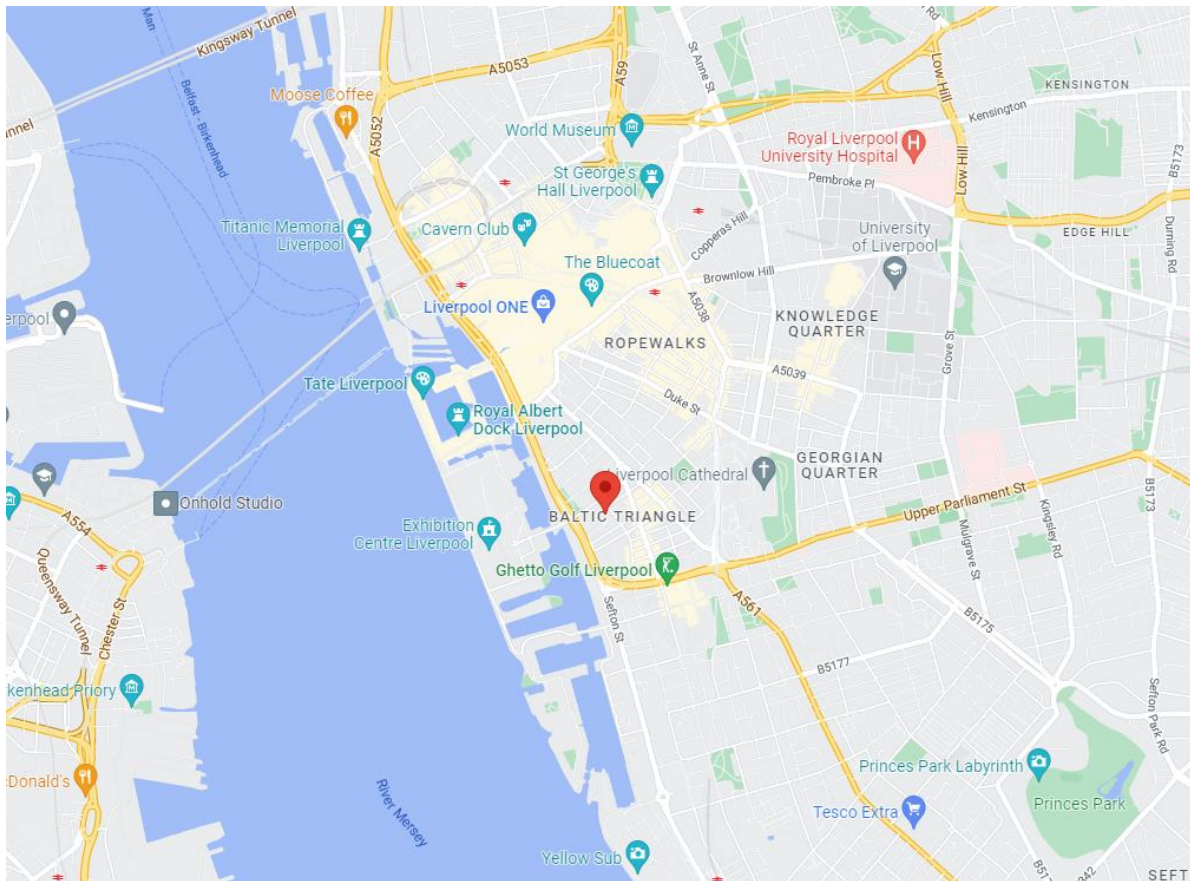
Consideration may also be given to sub-division of the property.

VAT

VAT may be applicable at the prevailing rate.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser or tenant.



Strictly by appointment only with the Agent:

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