

TO LET

11 Monarchs Quay / Keel Wharf, Liverpool, L3 4FT

Ground floor premises 49 m² & 17 m² mezzanine level
(527 sq.ft & 181 sq.ft mezzanine level)



Waterfront Office Quasi Retail Premises

- Corner fronted fully-glazed premises.
- Prominent position within the prime Waterfront location.
- Close to the River Mersey Walkway towards South Liverpool along the Liverpool Waterfront
- Near the M&S Bank Arena, the ACC Liverpool and The Wheel of Liverpool.



**JONATHAN
OWEN**

REAL ESTATE CONSULTANTS



LOCATION

The premises is located within Keel Wharf within the Waterfront area of Liverpool forming part of Kings Dock, Wapping Dock and close to Royal Albert Dock. There is car parking within Kings Dock, a short walk from the subject premises which also is directly opposite and adjacent the M&S Bank Arena, ACC Liverpool and Conference Centre, The Pullman 4 star hotel and there are some small food operators close by, including Sodexo Live Lounge, East z East with a number of other occupiers including Staybridge Suites, a short walk to the Wheel of Liverpool, a Ferris wheel offering scenic city views and within walking distance to the prime Liverpool Centre, accessed either from Queens Wharf or Royal Bridge Quay, leading to Liverpool One, prime retail district and the main city of Liverpool.

DESCRIPTION

The premises provides ground floor corner premises with full height glazed frontages with excellent light with frosted glass and landscaped areas forming part of a seven storey apartment building. The ground floor has been fitted with concrete floors, a kitchenette, disabled wc, stone worktops, integrated dishwasher, fridge freezer and microwave, providing an open plan floor area and an additional mezzanine area suitable for four to six people. There is pay and display car parking nearby on Kings Dock a short walk away.

ACCOMMODATION

The premises provides the following approximate areas and dimensions:

	M ²	SQ FT
Ground Floor	49.00 m ²	527 ft ²
Mezzanine	17.00 m ²	181 ft ²
Total	66.00 m²	708 ft²

EPC

An Energy Performance Certificate is available upon request.

SERVICES

We understand that mains services are available to the property including, electricity, mains water and drainage.

RATEABLE VALUE

Rateable Value available upon request.

PLANNING

We understand the premises has the benefit of Class E uses for retail / office / café / coffee shop or other permitted uses within Class E under the Use Classes Order.

TERMS

The property is available to let on a new full repairing and insuring lease subject to negotiation.

RENTAL

The premises is available at a rental of
£15,000 per annum

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment via the sole agents:

JO Real Estate Ltd
0151 319 2424 07702 131 701
Contact : Jonathan Owen

AGENT'S NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

**CALL OR EMAIL TO
DISCUSS YOUR PROPERTY
REQUIREMENTS IN
FURTHER DETAIL**

JONATHAN OWEN (BSc Hons MRICS)
CHARTERED SURVEYOR

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