



Office F, Stanhope Street, Liverpool, L8 5XJ

£955 PCM

*David  
Davies* Collection



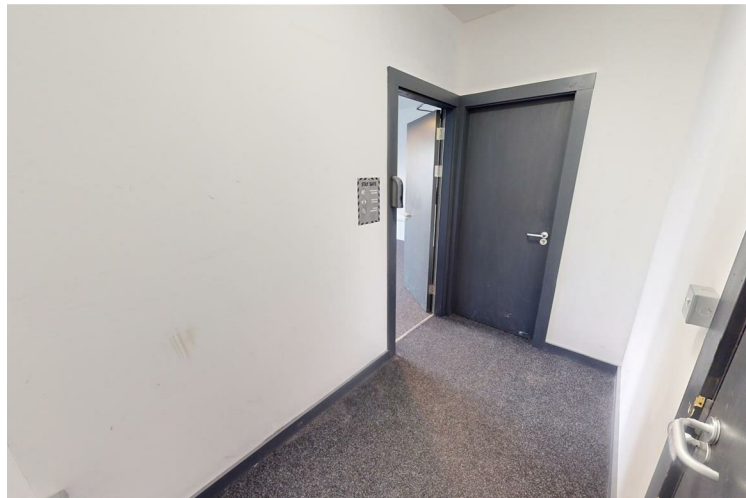
## Office F, Stanhope Street, Liverpool, L8 5Y 1

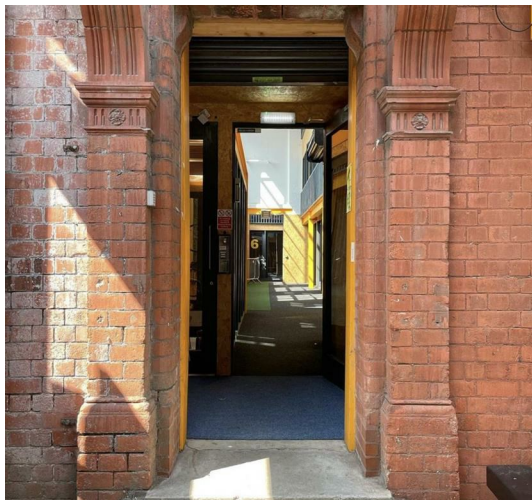
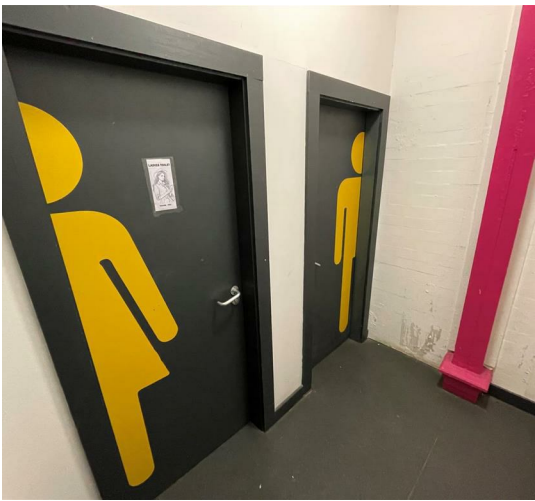
- EPC: TBC
- Council Tax Band: TBC
- Bills Included
- Super Fast Hyperoptic Broadband
- Flexible Terms Available
- Variety of Specifications
- Located Within Liverpool's Trendy Baltic Triangle
- Onsite Coffee Shops And Food Vendors
- Meeting Rooms

Welcome to The Brewery Works in Liverpool's trendy Baltic Triangle, where GATHER, WORK, and CREATE come together to create an extraordinary shared working space. Discover something truly special as you immerse yourself in a vibrant community of like-minded individuals, gaining inspiration from those around you. Located in the heart of Cains Brewery Village, choosing an office in The Brewery Works means more than just finding a place to conduct business -it opens up a world of cultural and social activities waiting to be explored. Immerse yourself in the impressive arts, music, and food scene that the area has to offer, and let your creativity flourish in this dynamic environment.

Step outside your office, and you'll find yourself amidst a plethora of exciting amenities right on your doorstep. Indulge your taste buds at the local food markets, unleash your inner child at the expansive gaming arcade, challenge your colleagues to a round of crazy golf, or uncover hidden treasures at the vintage markets. At The Brewery Works, we believe in the mantra of working hard and playing harder.

Our flexible office spaces cater to a variety of needs, with dedicated studios available across three floors. These studios come in various sizes and are equipped with Super Fast Hyperoptic Broadband, ensuring seamless connectivity for all your digital endeavors. The glazed screens in each studio offer a mesmerising view of the bustling co-working spaces on the ground floor, creating an atmosphere of collaboration and productivity. Whether you're an entrepreneur, a freelancer, or a growing team, The Brewery Works provides the perfect place for you to thrive. Embrace the energetic spirit of Liverpool's Baltic Triangle, unlock your full potential, and make your mark in this thriving hub of innovation and creativity.







# Floorplan To Follow





Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

*David Davies*

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

Information on tenant permitted fee's can be accessed via the link below  
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