

STUDIOS TO LET

keppie
massie

7 Pleasant Hill Street/35 Sefton Street, Liverpool, L8 5SL

- NEW INSTRUCTION TO THE MARKET
- FLEXIBLE ACCOMMODATION
- NEAR BALTIC TRIANGLE
- GOOD PUBLIC TRANSPORT
- SUITABLE FOR A VARIETY OF USES
- LARGE OPEN STUDIO SPACE

LOCATION

The property is located between Sefton Street, Pleasant Hill Street, Caryl Street and Perry Street. The area is less than a 5 minute walk from Baltic Triangle/Cains Brewery. The area is approximately 1km (0.6 miles) south of Liverpool City Centre. Brunswick Station is a short distance to the south.

DESCRIPTION

The subject property forms part of a complex of buildings that includes the Alima Building on Sefton Street, with further accommodation available behind and accessed from Pleasant Hill Street. Current availability includes:-

Former Dragon Theatre, 7 Pleasant Hill Street:

A self-contained building with its own access off Pleasant Hill Street. The accommodation consists of a large open plan building with high floor to ceiling height. Formerly used as a small theatre. It has its own kitchen facilities and disabled w.c. The space benefits from air conditioning.

The rear of the property leads onto a shared rear amphitheatre style yard and also rear entrance into the Alima Building. The building provides 114.29 sq. m (1,230 sq. ft) (GIA).

Rear Studios, Alima Building, Sefton Street

Two rear studio spaces are available which include self-contained male and female w.c.'s/changing areas, reception area, sprung floors and high floor to ceiling heights. The space would be suitable for a variety of uses. Access is available from the rear of the property but will also be accessed from Sefton Street as part of a new reception frontage (under development). A total of 133.47 sq. m (1,437 sq. ft) is provided (GIA).

3 Storey Warehousing, Pleasant Hill Street

There is an opportunity for a large occupier to lease the block of buildings which run along Pleasant Hill Street, Perry Street and Caryl Street.

The accommodation (providing warehousing, offices and private courtyard) is under development and interest is sought for potential occupiers that may require space that can be specifically tailored to suit their needs. Further information available on request.

ACCOMMODATION

Description	sq.m	sq.ft
7 Pleasant Hill Street	114.29	1,230
Rear studio - Alima Building	133.47	1,437
Rear Warehouse	On application	

Areas based upon gross internal.

TERMS

Former Dragon Theatre is available at a rent of £20,000 p.a.

Rear studio Alima Building, Sefton Street is available at a rent of £12,000 p.a.

Three storey warehousing and wider estate to the rear is available on new lease terms, further details available on request.

Additional charges will apply for additional services and utility costs. Further information is available upon request.

VAT

All prices, outgoings and rentals quoted are exclusive of VAT, but may be liable at prevailing rate. Further information on request.

LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs. The right is reserved to require a legal undertaking prior to drafting of a new lease.

EPC

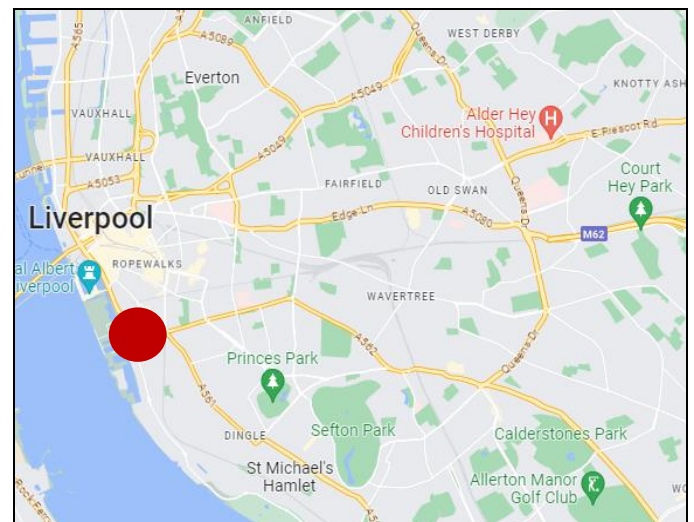
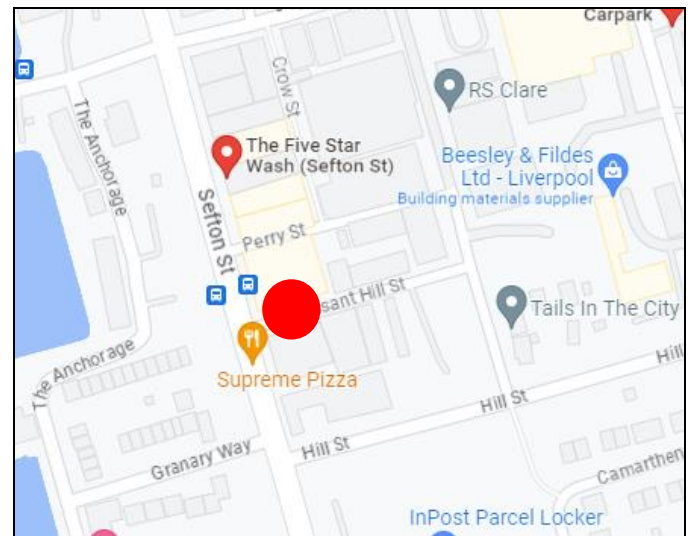
Under commission and will be available shortly.

VIEWING

All arrangements to view the premises are strictly by prior arrangement with Keppie Massie.

E: commercial@keppiemassie.com
T: Tim Garnett - 0151 255 0755

LOCATION PLANS



7 PLEASANT HILL STREET



7 PLEASANT HILL STREET



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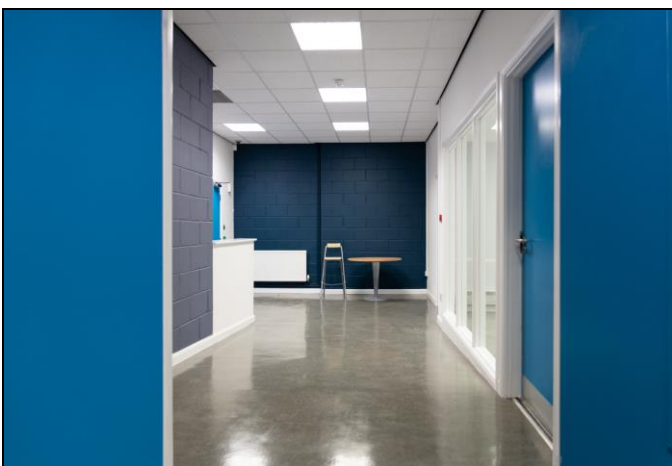


REAR STUDIO – SEFTON SUITE



REAR STUDIO RECEPTION – SEFTON STREET

REAR STUDIO – SEFTON STREET



REAR STUDIO – SEFTON STREET



REAR STUDIO- SEFTON STREET



REAR STUDIO CHANGING ROOMS
SEFTON STREET



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8. All floor areas have been measured and calculated in accordance with the RICS property measurement Standards
9. KM are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. KM do not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. All interested parties should rely on their own enquiries in this respect.

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