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STANLEY BUILDING

Hanover Street, Liverpool ONE

Stunning City Centre Office

Second Floor

4,105 sq ft (381.4 sq m)

OVERVIEW

Stanley Building forms part of the Liverpool One development and has undergone comprehensive reconstruction, preserving the overall character of the original façade.

It provides attractive office accommodation over second and third floors served by an entrance off Hanover Street.

Stanley Building was built in the 1880's. It has an imposing five storey façade of yellow and red brick panels, with timber windows on sandstone sills. It also incorporates the last of the tall warehouses in this historic area.



STANLEY BUILDING

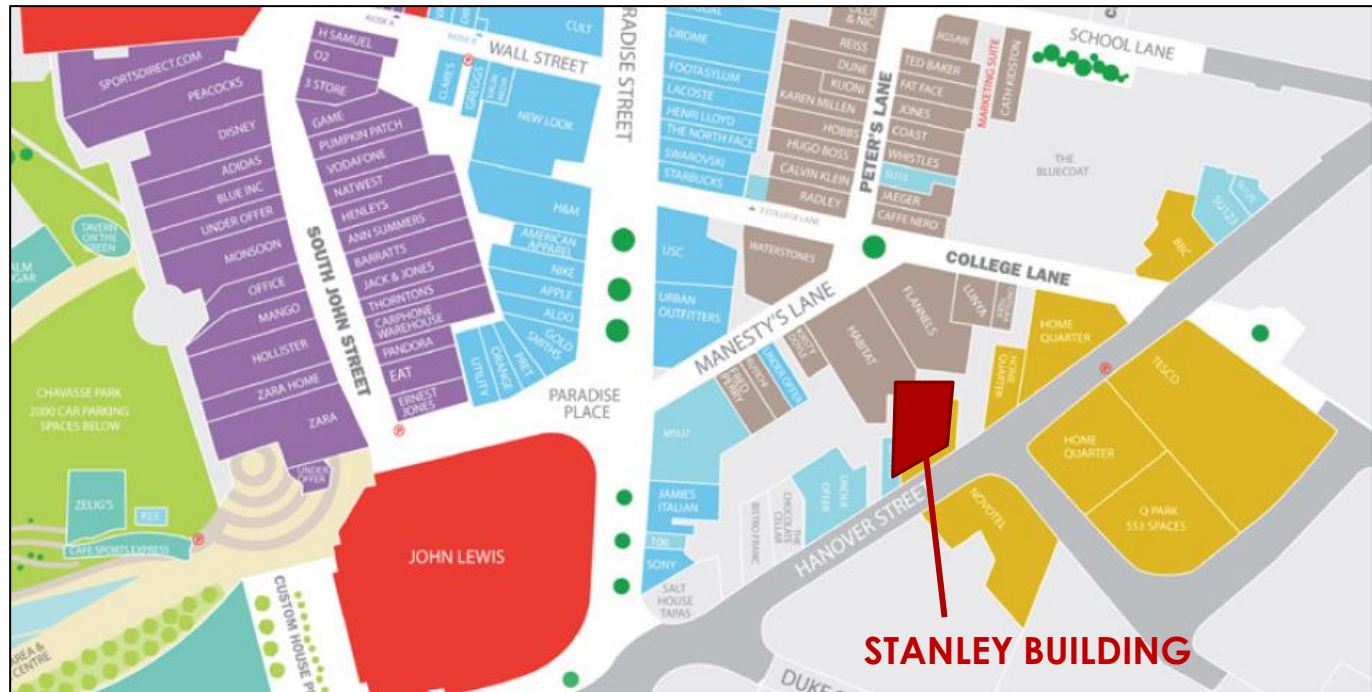
Hanover Street, Liverpool ONE

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LOCATION

Stanley Building, is situated on Hanover Street opposite the Hanover Street Q park and Novotel and forms part of Liverpool ONE, it's also adjacent to the Ropewalks, famous for its vibrant culture and city centre living.

Being part of Liverpool ONE ensures that the building benefits from the best amenities that the City has to offer.



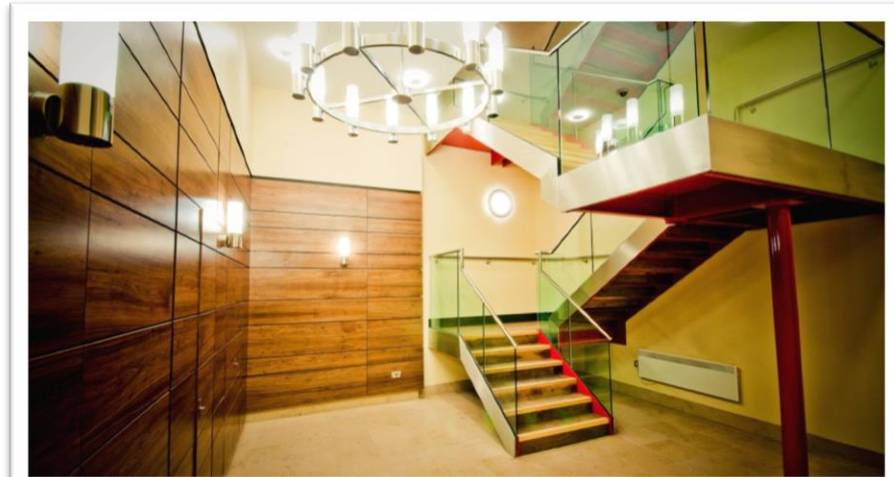
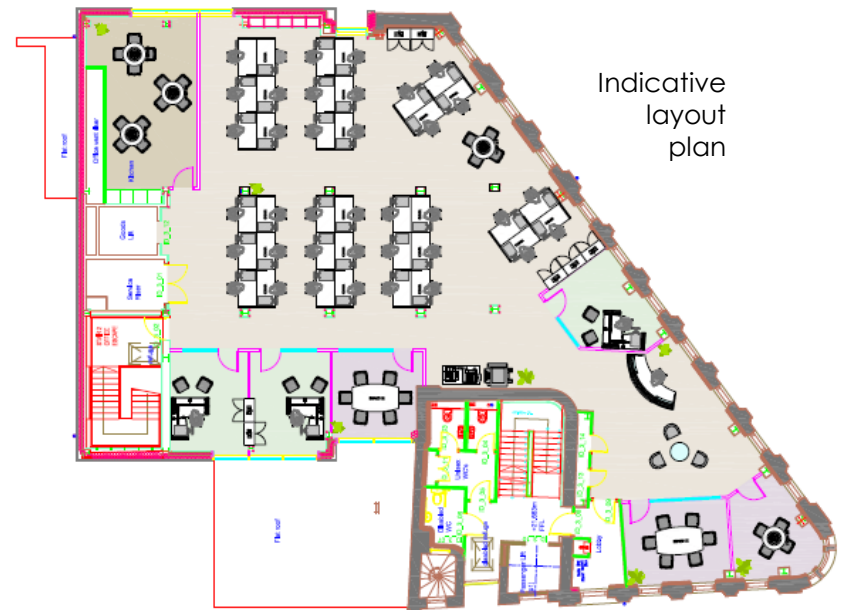
THE OFFICE

The subject suite comprises high quality office space suitable for a variety of uses.

Second Floor **4,105 sq ft** **381.4 sq m**

SPECIFICATION

- Suspended ceilings & LG7 lighting
- 150mm raised floors
- Two WCs & Disabled WCs on each floor
- Comfort cooling 8 person passenger lift & 8 person goods lift
- Reception area with limestone flooring
- CCTV to common parts connected to the central Liverpool ONE management system



CONTACT

Agents

For further information and viewings please contact the joint agents:



0151 255 0755
www.keppiemassie.com

Contact: **Tim Garnett**

timgarnett@keppiemassie.com

**mason
owen...**

property consultants

0151 242 3120

Contact: **Andrew Owen**

andrewowen@masonowen.com

Business Rates

The tenant will be responsible for any business rates levied on the demise by the local authority.

VAT

All rentals, prices and outgoings quoted are exclusive but may be subject to VAT.

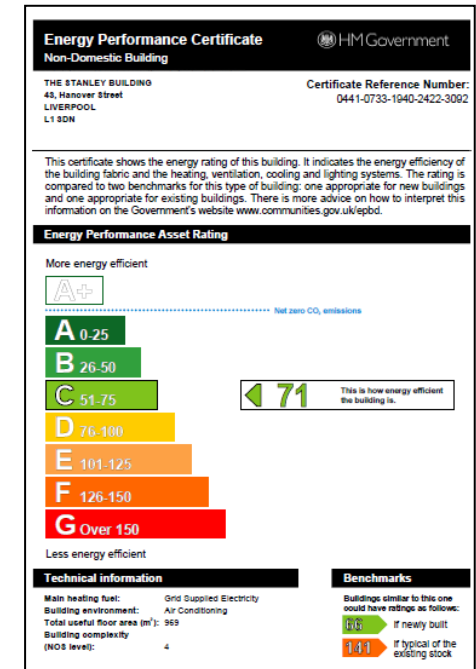
Rental

On application.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

REGULATED BY RICS



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