

TO LET – High Quality Office Suite



Rail House, Lord Nelson Street, Liverpool, L1 1JF

5th Floor - 6,517 sq ft (605.44 m²)

Adjacent to Liverpool Lime Street Train Station





Agent:

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Specification

- 4 no. 13 person passenger lifts
- Office suites with secure direct key card entry access
- VRV comfort cooling system
- Suspended ceiling with recessed LG3 lighting
- Open plan large floor plate
- Male and female WCs on each floor
- Secure car parking

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Description

Rail House is a 10 storey office property which has been designed to integrate with the adjoining railway station. The ground floor of the building connects with the station platform.

The Fifth Floor of the building will be available from 21 December 2022; it offers high quality, modern and comfort cooled office accommodation.

Location

The property occupies a prominent position immediately adjoining Liverpool Lime Street Railway Station and the station's multi-storey car park.

Nearby uses include the Walker Art Gallery, The Royal Court Theatre and Liverpool One Shopping Centre. The Royal Liverpool University Hospital and University Dental Hospital are also close by.

Accommodation

	GIA (sq ft)	GIA (m ²)
Fifth Floor	6,517	605.44

Terms

The accommodation is available to let as a whole on an effective FRI lease at a rent of £85,000 per annum. Car parking spaces available at an additional charge of £1,500 per space per annum.

Service Charge

The property is subject to a service charge which is inclusive of all the utilities. Further detail is available upon application.

VAT

All figures quoted shall be deemed to be exclusive of VAT and VAT will be added where applicable.

EPC Rating

Band E

Viewing

To arrange a viewing or for further information please contact Andrew Ellis on 0113 221 6040 / andrew.ellis@sw.co.uk

