

**fisher
german**

Prospect House, Columbus Quay

Liverpool, L3 4DB

Leasehold
Office

1,555 - 3,513 sq ft (144.5 - 326.4 sq m)



To Let | £12.50 Per Sq Ft



Key information



Rent
£12.50 per sq ft



EPC rating
On application



Rateable value
£TBC



Service Charge
£6.25 per sq ft

First Floor, Prospect House

The first floor of Prospect House comprises two vacant office suites which may be occupied individually or combined to form a larger self-contained office. The suites provide fully fitted accommodation, finished to a good standard and suitable for immediate occupation.

Suite A - 1,958 sq ft

Suite B - 1,555 sq ft

The accommodation provides modern, flexible and well-presented workspace suitable for a range of occupiers, incorporating a mix of open plan areas, cellular offices, meeting rooms and boardroom facilities.

Specification

- Suspended ceilings
- Perimeter trunking
- Gas central heating
- Kitchen facilities
- Toilet facilities
- Carpets throughout
- VRF air conditioning
- DDA compliant
- Dedicated car parking spaces

Allocated on-site parking is provided, with ten spaces available to the first floor.

Amenities



24/7 Access



Balcony



Disabled Access



Transport Links



Meeting Rooms



Parking

Location

Prospect House occupies a prominent position within Columbus Quay, an established and attractive waterfront office development situated just south of Liverpool City Centre. The location benefits from excellent connectivity, with Sefton Street (A561) providing direct access into the city's commercial core and wider regional road network.

The property is well served by public transport. Brunswick Merseyrail Station is located approximately 0.5 miles away, offering frequent services to Liverpool Central, South Liverpool and the wider Merseyside network. Several bus routes also operate along Sefton Street, providing convenient links for staff and visitors.

Columbus Quay is positioned on the banks of the River Mersey, offering a pleasant working environment with waterfront views and easy access to nearby amenities. Liverpool City Centre, including the Baltic Triangle, Liverpool One and the Albert Dock, can be reached within a few minutes' drive.

Address: [Prospect House, Columbus Quay, Liverpool, L3 4DB](#)

What3words: [///scan.battle.wizard](https://www.what3words.com/scan/battle.wizard)

Locations

Liverpool City Centre: 2 miles

Aigburth: 2.5 miles

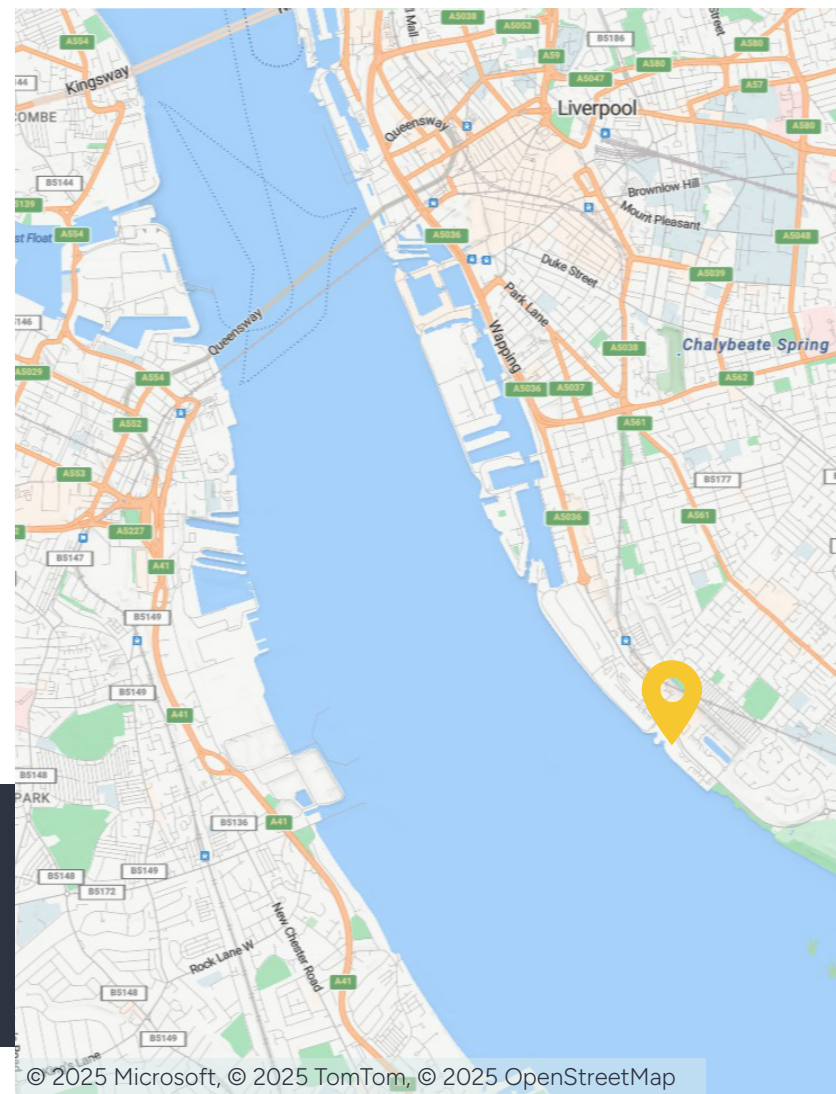
Speke: 6.5 miles

Nearest station

Brunswick Train Station: 0.5 miles

Nearest airport

Liverpool John Lennon Airport: 7 miles



Further information

Rent

£12.50 per sq ft.

Lease Terms

The accommodation is available to let by way of a new lease on terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Fixtures & Fittings

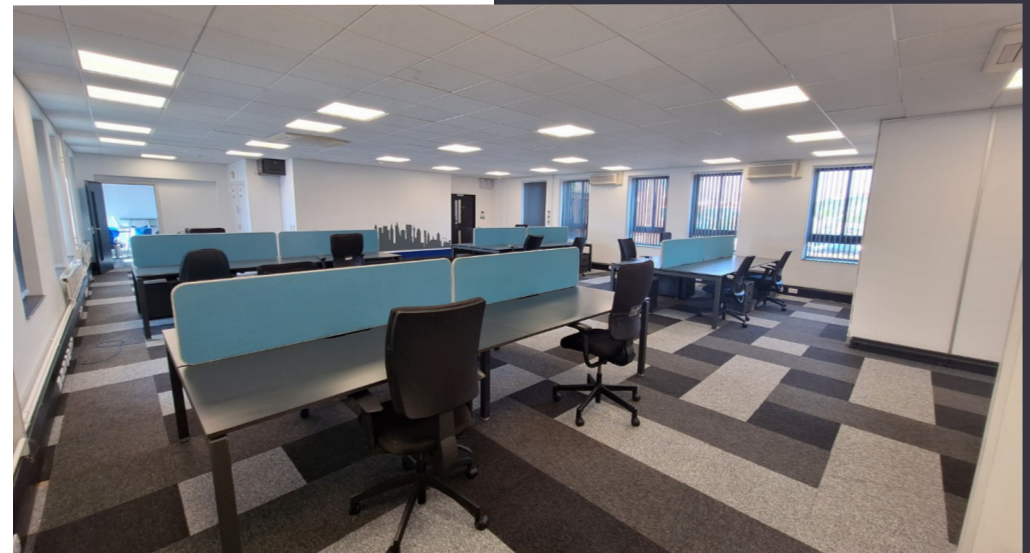
Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Building Insurance

A contribution to the wider building insurance is payable to the Landlord which is currently set at £0.10p psf.



Further information

Service Charge

A service charge is payable in respect of the upkeep of the common parts. The current service charge is set at £6.25 psf and this is inclusive of a contribution to the wider estate charge.

Legal Costs

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

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us



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Particulars dated May 2026. Photographs dated April 2026.



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