

TO LET – High Quality Office Suites Currently Used As Train Operating Company Support Facilities



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

**4th Floor – 2 Suites extending to
2,681 sq ft (249.1 m²) and 455 sq ft (42.3 m²)
TOTAL (3,136 sq ft (291.4 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
- Suspended ceiling with recessed LG3 lighting
- Individual offices from a central corridor
- 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 accommodation on the Fourth Floor of the building is available from September 2025 and offers high quality, modern office accommodation currently used as sign on, welfare facilities and offices by a train operating company.

Location

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

Nearby users 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)
Main Suite	2,681	249.1
Room 413	455	42.3

Terms

The accommodation is available to let as a whole or in parts on effective FRI lease at a rent of £12psf. 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

