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Hartley Locks

Leasehold
Use Class E & B8

Lightbody Street, Liverpool, L5 9AD

From 763 - 1,296 Sq Ft (70.89 - 120.40 Sq M)



To Let | £11,000 - £15,000 per annum



Key information



Rent
£11,000 - £15,000
per annum



Service Charge
N/A



Rateable Value
Not currently
Assessed



EPC
B (30)

Description

Six commercial units available to let which form part of Torus' exciting new development at Hartley Locks. The commercial accommodation comprises three units at ground-floor level within the residential blocks, together with three additional units formed within the railway arches along the eastern boundary. All of the units fall within Use Class B8 and Use Class E of The Town and Country Planning (Use Classes) Order 1987 (as amended), making them suitable for Offices, Retail or Storage and Distribution.

The commercial units are presented in shell condition, with exposed blockwork walls, concrete floors, insulated ceilings and glazed metal-framed shop fronts.

Amenities



Glazed
Frontage



Natural Light



Leasehold



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate areas comprise:

Unit	Sq Ft	Sq M	Rent £ per annum
Unit 8	763	70.9	£12,000
Unit 10	894	83.1	£15,000
Unit 16	850	79.0	£11,000
Arch 47	1,296	120.4	£13,000
Arch 48	1,139	105.8	£11,500
Arch 49	1,272	118.2	£12,750



Location

Hartley Locks is located in the Ten Streets area of Liverpool and is one of the pioneering mixed-use residential and commercial schemes in the area following the completion of Everton FC's Hill Dickinson Stadium. This area is one of the most transformative parts of the city, and will continue to develop alongside the nearby Liverpool Waters regeneration scheme. The locality is typically a Victorian era industrial dockland which is currently undergoing huge redevelopment, with the Titanic Hotel and Tobacco Warehouse neighbouring the scheme.

The canalside development at Hartley Locks fronts the Liverpool-Leeds canal, and benefits from good road networks, located on Great Howard Street (A565) which provides direct access to Liverpool City Centre from the north. It is just a short walk from Sandhills Railway Station which serves the Merseyside network, and changes at Lime Street to serve the country nationally. There are also a number of bus stops along Great Howard Street into Liverpool City Centre and neighbouring areas.

Address: [Hartley Locks, Lightbody Street, Liverpool, L5 9AD](#)

What3words: [///poetic.call.moment](#)

Locations

Everton FC Stadium: 0.4 miles

Liverpool City Centre: 1 mile

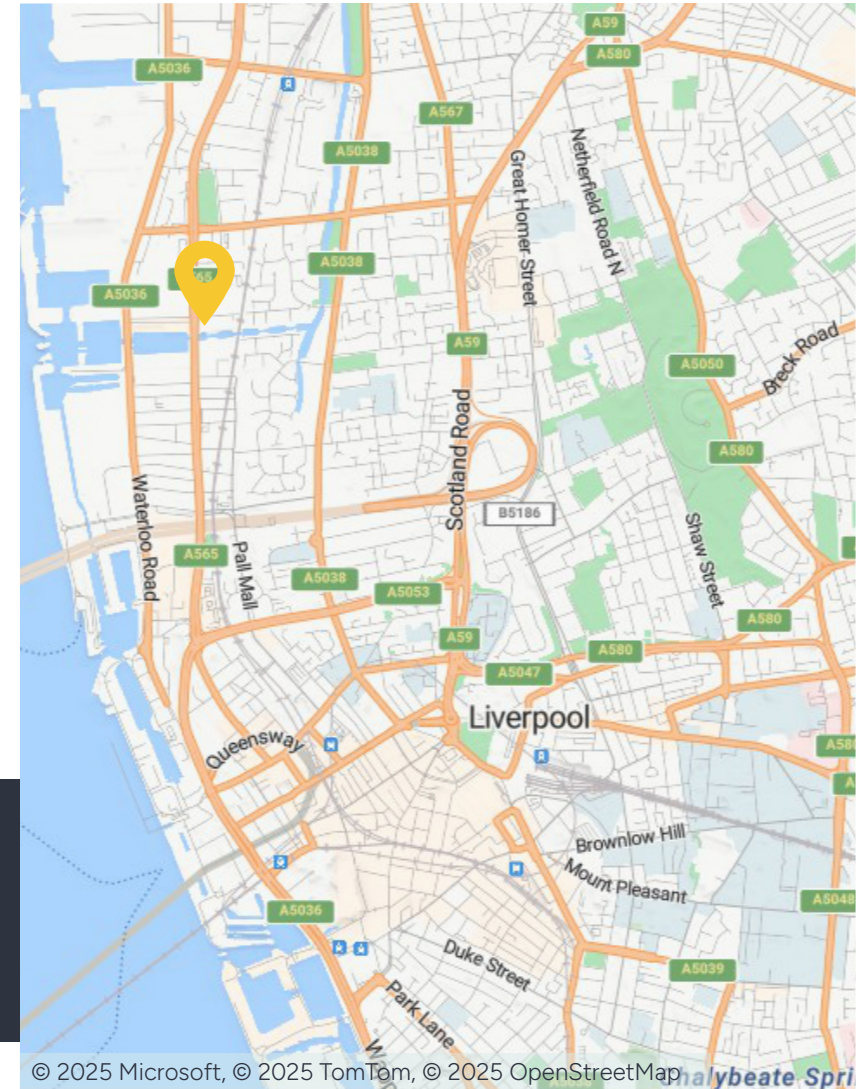
M62 Motorway: 5.3 miles

Nearest station

Sandhills: 0.8 miles

Nearest airport

Liverpool John Lennon: 10.5 miles



Further information

Rent

£11,000 - £15,000 per annum.

Tenure

Leasehold.

Lease Terms

The accommodation is available to let on terms to be agreed.

Planning Conditions

Please note that the accommodation is subject to restrictive operating hours in line with approved planning permission conditions for the development.

Floor Plans

Floor plans are available on request.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority. The premises are not currently assessed and will likely become assessed by the Local Billing Authority once occupied.

Legal Costs

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



Further information

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.

EPC

The EPC rating is B(30).

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

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated November 2025. Photographs dated October 2025.



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