

# TO LET/ FOR SALE

## HIGH QUALITY REFURBISHED OFFICES

> Situated within an **exciting** and **vibrant** City Centre location, in close proximity to Church Street, and the new **Liverpool One** Shopping Centre.

from **5,468 sq ft** to **14,053 sq ft**



### Specification

- > Impressive **new** entrance foyer from **Bold Street**.
- > **8** person passenger lift.
- > Full access raised floors.
- > Excellent **natural** daylight.
- > **24** hour **7** day access.
- > Adjacent to the main entrance from **Bold Street** to **Central Village**.



2ND & 3RD FLOOR 9-19 BOLD STREET LIVERPOOL CITY CENTRE

**BOLD STREET**  
@CENTRALVILLAGE

## > DESCRIPTION

The accommodation is situated at the 2nd and 3rd floor levels, over existing retail units fronting Bold Street. The accommodation is adjacent to the Central Village Development, which will comprise the comprehensive redevelopment of the Lewis's Department Store and the area to the rear of Central Station. This development will provide a new City Centre destination location, comprising a mixture of retail, hotel, leisure and residential accommodation. In addition, it will also comprise a new multi-storey car park and impressive central plaza area.

The 3rd floor presents an opportunity for an incoming occupier to fit-out and customise to their own individual requirement.

## > TERMS

The accommodation is available by means of a new lease, on negotiable terms, details on application.

## > SERVICE CHARGE

A service charge will be applicable on a proportionate basis for those services provided by the Landlord and shared in conjunction with adjoining lessees.

## > RATES

Ingoing occupiers will be responsible for payment of rates.

## > LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the documentation.

## > VAT

All rentals quoted are exclusive of Value Added Tax.

## > VIEWINGS

Strictly by appointment only through the Liverpool Office of CB Richard Ellis (tel: 0151 224 7666).

## > SUBJECT TO CONTRACT



**CBRE**  
CB RICHARD ELLIS  
0151 224 7666  
www.cbre.co.uk

**BALLYMORE**  
www.ballymore.co.uk

**Meremark**

## LOCATION

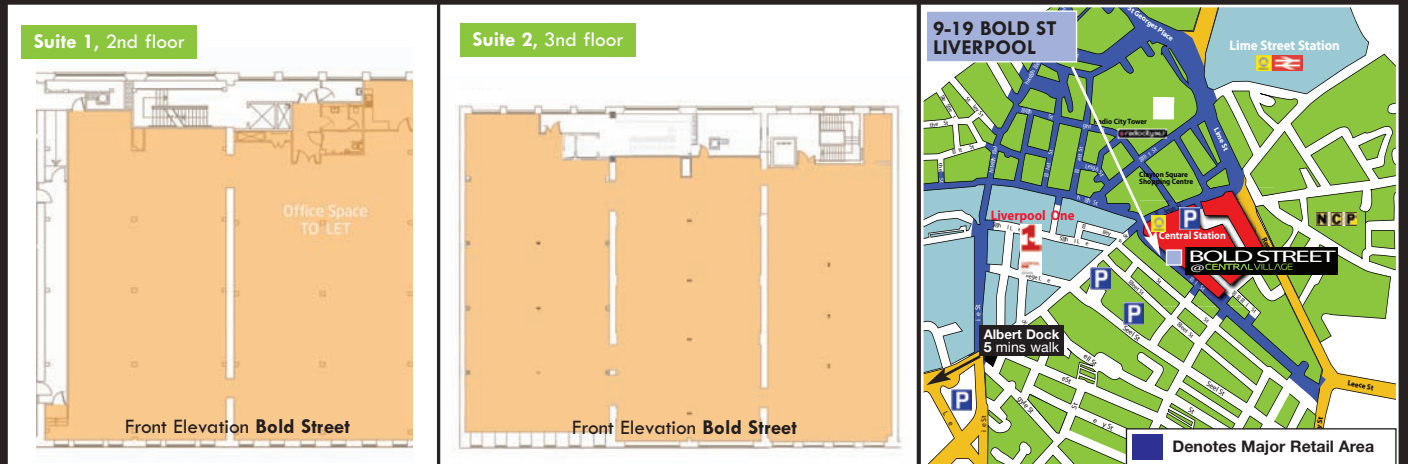
The accommodation is prominently located on Bold Street above refurbished retail units, and adjacent to the main entrance to the proposed Central Village Development. The office suites are situated within an exciting and vibrant City Centre location, in close proximity to Church Street, and the new Liverpool One Shopping Centre. The accommodation also benefits from excellent proximity to all public transport, with Merseyrail being located close by at Central Station. In addition, there are substantial public car parks available close by at Central Station, and within Liverpool One Shopping Centre.

The accommodation extends to the following net lettable areas:- 2nd Floor 5,468 sq ft 3rd Floor 8,585 sq ft **Total 14,053 sq ft**

## INTERIORSPACE



## FLOORPLANS



DISCLAIMER: Whilst the statements contained in these particulars are given in good faith and as a general guide to the property, they do not form any part of an offer or contract. Neither the lessor or they Agents can accept responsibility for them. Interested parties must satisfy themselves by inspection, or otherwise as to the correctness of these particulars.(0808)