

John Brown & Co

07857 880619

www.brownpropertyconsultancy.co.uk

OFFICES TO LET

39 Rodney Street

Liverpool L1 9EH



1,600 - 2,850 SQ FT (148.6 - 264.8 SQ M)

Heart of the medical fraternity

On Site Car Parking

Available Now

For further information
or to arrange a viewing
contact John Brown

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LOCATION

The property is located on Rodney Street a ten minute walk from Liverpool City Centre. The area is well served with amenities close by, on road parking and public transport

DESCRIPTION

39 Rodney Street is a mid terrace Georgian building providing offices and consulting rooms. The provides a number of cellular rooms and would lend themselves to professional and medical uses. The property benefits from secure parking to the rear.

FLOOR AREAS

The areas set out are measured in accordance with the RICS Code of Measuring Practice 6th Edition on a net internal basis:

First floor - 1,600 sq ft (148.6 sq m) - **Under Offer**

Second floor - 1,250 sq ft (116.1 sq m)

RENT

On application to the agent.

TENURE

The available accommodation is available on a new FRI commercial lease for a term to be agreed.

VAT

VAT may be payable on the rent.



LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the legal documentation and any stamp duty thereon.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request.

RATES PAYABLE 2012/13

We would recommend any interested parties telephone the Liverpool Valuation Office on 03000 501501.

**For viewing and further information
please contact John Brown:**



SUBJECT TO CONTRACT

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

Date of photographs and details: June 2012

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