



For Sale Atlantic House

Freehold office building 9,450 sq ft (877.8 sq m)
143 Sefton Street Liverpool L8 5SN

- Freehold self-contained offices with vacant possession
- Modern headquarter style building
- Excellent car parking ratio (35 spaces)
- Prominent roadside location off Sefton Street
- Approx 1.5 miles from City Centre

Atlantic House



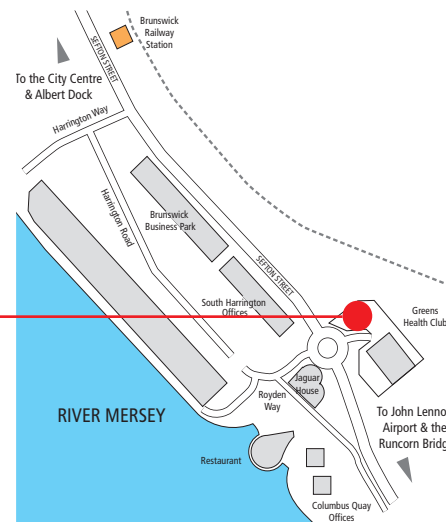
LOCATION

Atlantic House is situated approximately 2 miles south of Liverpool's Central Business District. The building is in a prominent position on the corner of Sefton Street (A5036) and Ellerman Road, adjacent to Greens Health Club and the Jaguar/Land Rover car showroom. Sefton Street is a major arterial road linking Liverpool City Centre to the suburbs in the south.

The area has seen considerable improvement in the last 10 years with the development of the nearby Brunswick Merseyrail Station and a variety of business space at Columbus Quay and Brunswick Dock.

DESCRIPTION

The property was constructed in the 1980s and provides offices and associated space over three floors. The building has disabled access and a platform lift serving all floors. There are WCs with disabled facilities to each level plus a shower room and cleaner's room on the second floor.



The building enjoys a prominent corner position with views towards the River Mersey. There are approximately 35 on site car parking spaces.

SPECIFICATION

- Suspended ceilings
- Central heating (electric storage heating to second floor)
- Three compartment trunking
- Double glazing
- Category II lighting
- Comfort cooling to part of the building including the main office area on the first floor and the IT/Comms room on the Ground Floor.

ACCOMMODATION

The property provides the following net internal area.

Level	Sq ft	Sq m
Ground floor	4,363	405.3
First floor	4,583	425.8
Second floor	504	46.8
TOTAL	9,450	877.9

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MISDESCRIPTONS

The agents for themselves and for the vendors of this property whose agents they are give notice that: these particulars do not constitute, nor constitute any part of, an offer or a contract. The maker of these statements has taken all reasonable steps and exercised all due diligence in the preparation of these statements. None of the statements contained in these particulars as to this property is to be relied upon as statements or representations of fact. All measurements are approximate and any intending Purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any service or installations, mechanical, electrical or otherwise, described within these particulars have not been tested and Purchasers should rely on their own inspection and verification. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

RATING

Enquiries should be made to the Liverpool City Council rating office.

TERMS

The property is offered for sale freehold with vacant possession and we are inviting offers in the region of £1,300,000.

VAT

All prices are exclusive of but may include VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction

VIEWINGS

By prior arrangement with the joint agents Keppie Massie or Purple Apple Management Limited.

Contact: **Tony Reed**

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SUBJECT TO CONTRACT September 2010

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