

For Sale / To Let



The
Foundry

A prestigious office
development in the
Ropewalks

the
regenda
group ●●●
making the North West a better place to live

The Development

The Foundry is located at the heart of one of Liverpool's most desirable postcodes L1. This successful development has been designed by one of the area's leading architectural practices, Falconer Chester, and offers quality accommodation for a modern commercial office location.

The Foundry is made up of a number of buildings ranging from 18th and 19th century warehouses that have been sympathetically refurbished to provide a mix of commercial and residential accommodation known as The Foundry. The development also includes two newbuild blocks that incorporate high quality office accommodation.

The Area

The Foundry is situated in the heart of the famous Ropewalks which is a unique area of Liverpool City Centre as it is characterised by the concentration of 19th century warehouses and merchants' houses. Since the early 1990s, Ropewalks has developed as a centre for Liverpool's creative media, publishing, design and communications sectors. The area is now an established office location and is home to companies, such as:

- Bibby Line
- Moore Stephens Accountant
- The Owen Ellis Partnership
- Wilson Cowie and Dillon
- Liverpool Primary Care Trust
- Aedas Architects
- C3 Imaging

The Foundry is perfectly situated within a short walk of Liverpool Central Merseyrail Station and the new bus interchange. It is also located within walking distance of the Albert Dock and within 5 minutes walk of the new multi-million pound Liverpool One Development which has transformed Liverpool's retail offering. Some of Liverpool's premier restaurants offering a range of multi-cultural cuisine are also on the doorstep.

The Developer

The Foundry is another high quality development by Maritime Housing Association part of The Regenda Group. The Regenda Group is a leading independent North West housing and regeneration organisation, which has been committed to providing quality accommodation throughout Merseyside since 1963. Regenda has successfully refurbished Liverpool sites such as the award winning Preston Point building, the landmark Commutation Plaza and the historic Dukes Terrace. One of the more recent developments is the neighbouring Arts Village on Henry Street that includes stylish warehouse conversions which also incorporates high quality residential and commercial accommodation.

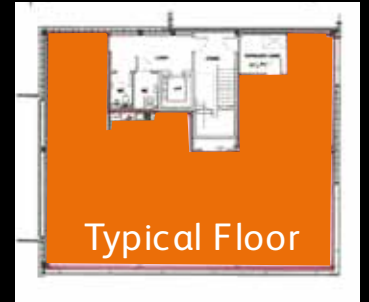


42 Henry Street (New Build)

42 Henry Street is a new purpose built office building providing high quality open plan offices. The offices are situated over five floors and are available in combination or per floor.

Specification

- Disabled facilities throughout
- LG3 Lighting
- Passenger lift
- Large open-plan floor plates
- Good levels of natural light
- Kitchen area on every floor



Indicative of Floorplans

Floor Area*

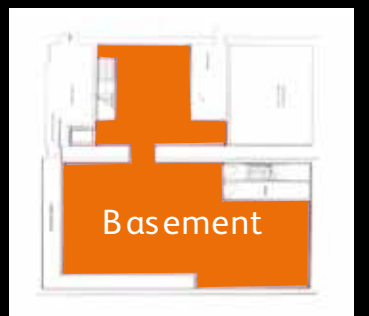
Ground	2,077 sq ft
First	2,226 sq ft
Second	2,226 sq ft
Third	2,226 sq ft
Fourth	2,314 sq ft
Total	11,069 sq ft

15 Lydia Ann Street

15 Lydia Ann Street originally warehouse accommodation that has been sympathetically refurbished. The offices are situated is over ground floor and lower ground floors and is fully self contained with a platform lift serving all levels.

Specification

- Disabled facilities throughout
- LG3 Lighting
- Disabled platform lift
- Kitchen
- Perimeter trunking



Indicative of Floorplans

Floor Area*

Basement	2,171 sq ft
Ground	1,981 sq ft
Total	4,152 sq ft

Terms - The development is available though the FRI lease or sale of the building by way of a long leasehold interest in return for a premium to be determined subject to negotiation.

Rates And Service Charge - The tenant / purchaser will be responsible for payment of Uniform Business Rates together with a service/estate charge.

VAT - All prices quoted are exclusive of but may be subject to VAT at the prevailing rate. Legal Costs - Each party are to be responsible for the payment of their own legal costs incurred in the progression of legal documentation.

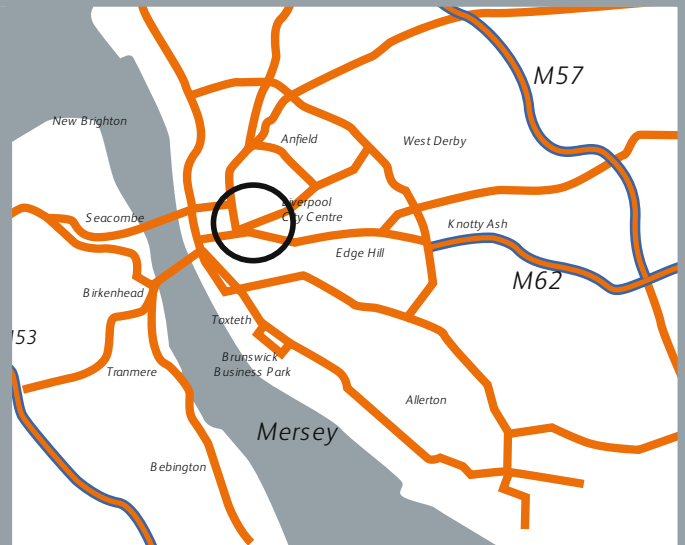
* Floor Area shown is net internal area sq ft. The above floor areas have been taken from architect's scale drawings and are net internal areas in accordance with RICS Code of Measuring Practice

The Foundry

42 Henry Street/15 Lydia Ann Street

Liverpool

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