

FOR SALE/TO LET

HANOVER GALLERIES

**11-13 HANOVER ST
LIVERPOOL L1 3DN**

STYLISH REFURBISHED CITY
CENTRE OFFICES FROM
1,217 SQFT (111.94 SQM)
PART INCOME PRODUCING
ADJACENT TO LIVERPOOL ONE

HANOVER BUILDING

HANOVER GALLERIES

**FOR SALE/
TO LET**

Chocolate Making

Chocolate Making





Hanover Galleries offers stylish refurbished offices on three upper floors with retail accommodation on the ground floor. Just 50 metres from the new John Lewis gateway to Grosvenor's Liverpool ONE Scheme, the building is at the heart of everything; shops, hotels, restaurants, coffee houses, galleries, car parking, a new bus interchange and Merseyrail Central Station.



Specification

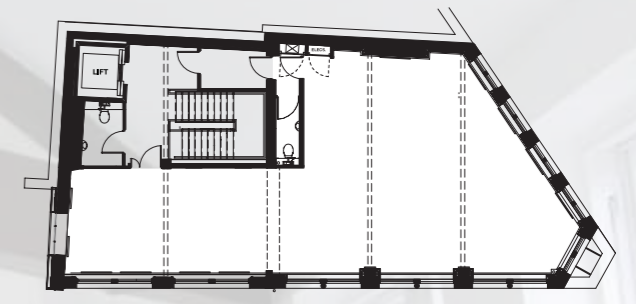
The building is fully DDA compliant with a new high speed passenger lift serving all floors. All the suites are decorated to a high standard and include:

- Wire suspended motion sensor lighting
- High-quality carpet and decorations
- Male, female and disabled WC facilities
- Video door entry system
- Double glazed windows throughout

Accommodation

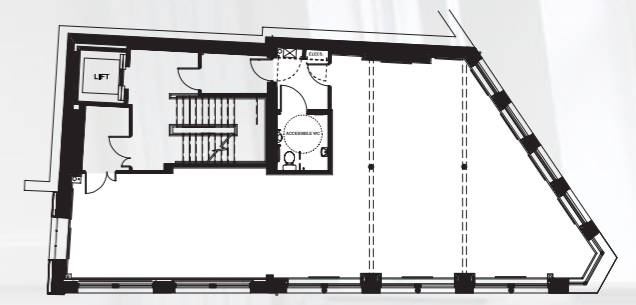
The suites provide the following net internal areas:

3



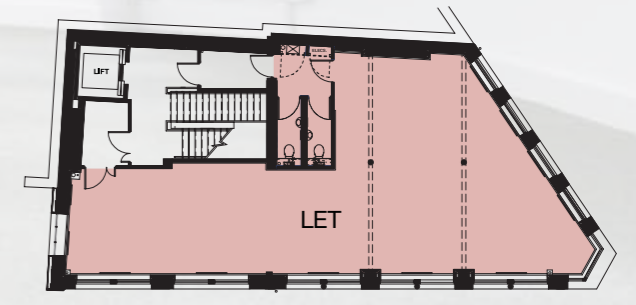
1,219sqft (113.24sqm)

2



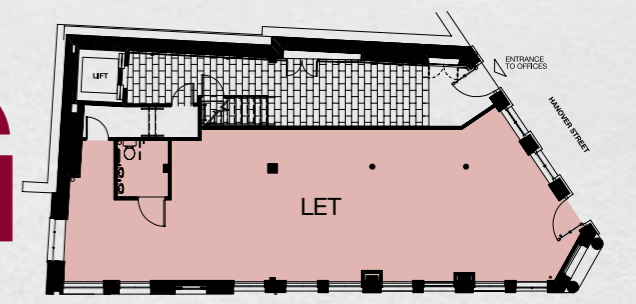
1,217sqft (113.06sqm)

1

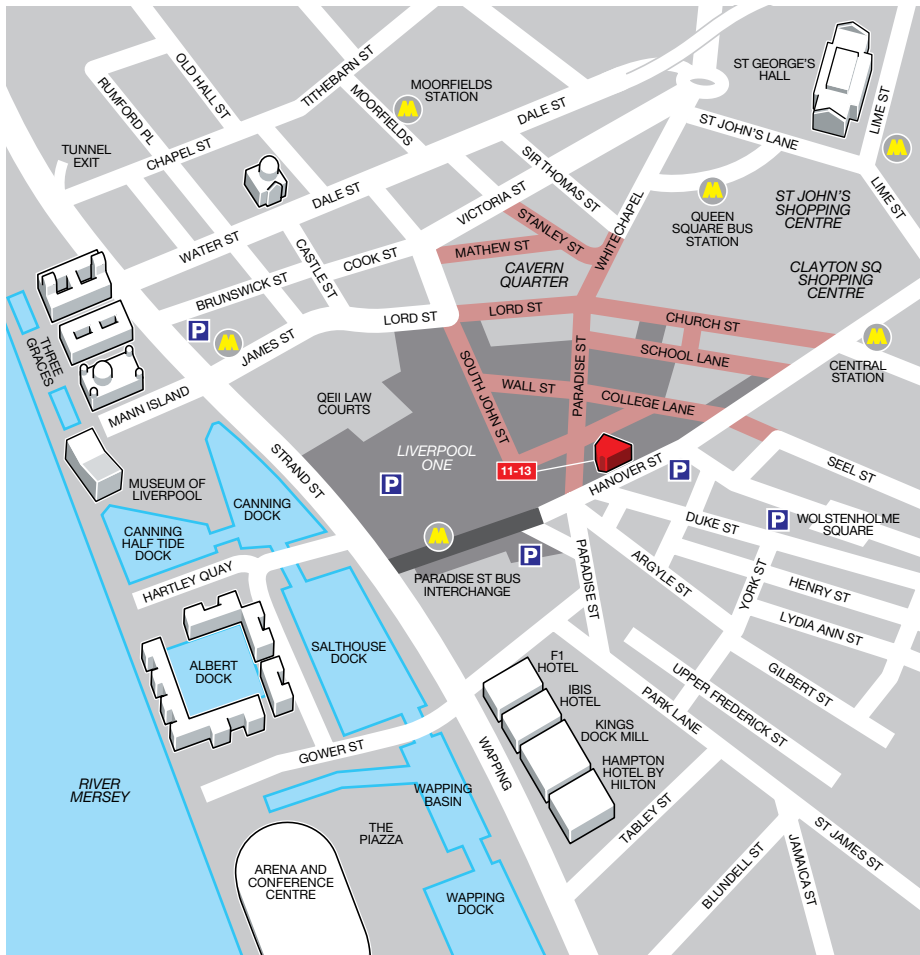


1,205sqft (111.94sqm)

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1,208sqft (112.22sqm)



Terms

The office suites are available To Let on effective full repairing and insuring terms subject to agreement. Alternatively, consideration will be given to a disposal of the landlord's income producing long leasehold interest with further details available upon request.

Tenure

The property is held by virtue of a 150 year long lease with effect from the 29th September 2008.

Rating

The vacant accommodation is due for reassessment. Prospective tenants should contact Liverpool City Council on 0151 233 3000 for more details.

Viewing

Viewing is strictly through the joint agents.

Disclosure

A Director of Mason Owen has an interest in the development company.

Contact

For further information please contact the joint agents:

**mason
owen...**
0151 242 3000
www.masonowen.com

ANDREW OWEN
andrew.owen@masonowen.com
Direct Dial tel: 0151 242 3120

PAUL THORNE
paul.thorne@masonowen.com
Direct Dial tel: 0151 242 3152

**keppie
massie**
0151 255 0755
www.keppiemassie.com

TONY REID
tony.reid@keppiemassie.com
Direct Dial tel: 0151 255 0755

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