

TO LET



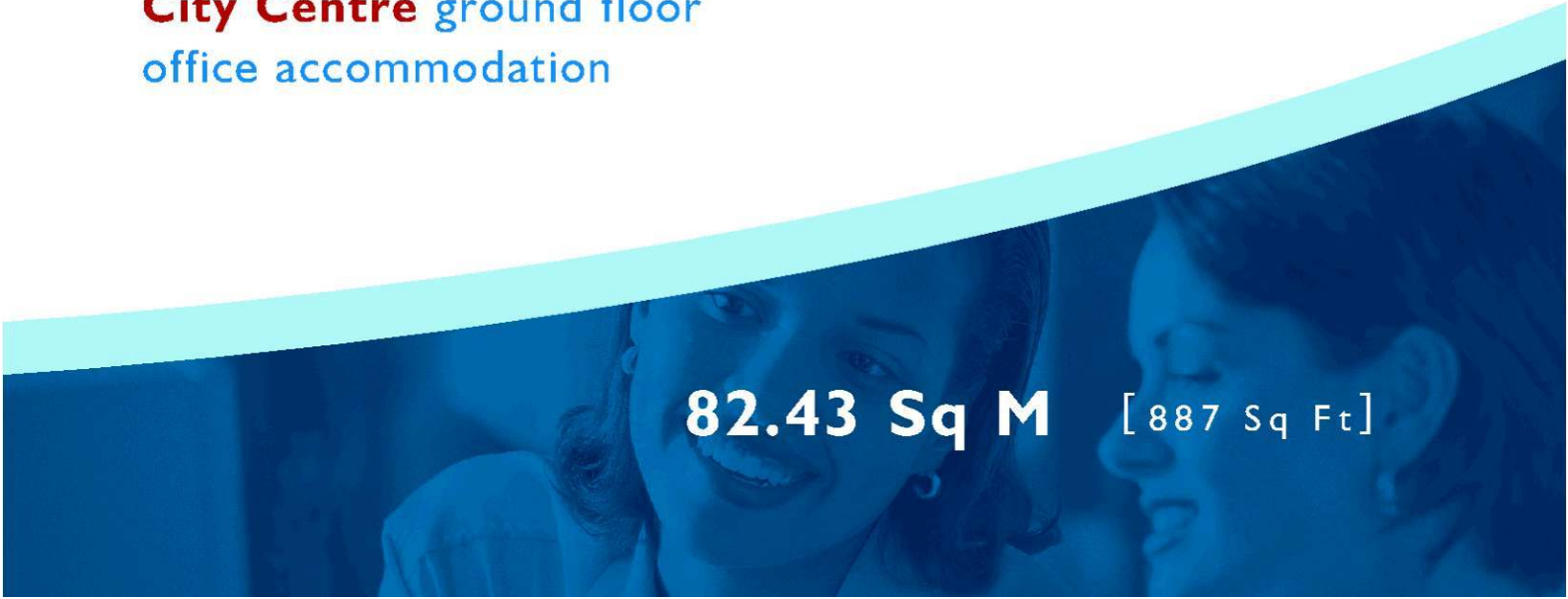
# Preston Point

11-13 PRESTON STREET  
LIVERPOOL CITY CENTRE  
LI 6DP



**City Centre** ground floor  
office accommodation

82.43 Sq M [887 Sq Ft]



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## Accommodation

The approximate net internal floor areas are as follows:-

Ground Floor **82.43 Sq M [887 Sq Ft]**

## Terms

The accommodation is available by way of a new lease on terms to be negotiated.

## VAT

The above figures are exclusive of but may be subject to VAT.

## Costs

Each party to be responsible for their own legal costs and all other professional costs incurred in the transaction.

## Viewing

Strictly by appointment with sole agents Keppie Massie.

Contact details:

## Tony Reed

Keppie Massie 0151 255 0755

tonyreed@keppiemassie.com

SUBJECT TO CONTRACT

## Location

The subject accommodation is located on Preston Street between Victoria Street and Dale Street on the edge of Liverpool's Central Business District. The premises are located close to the Travelodge on Manchester Street.

## Description

The property comprises a converted 19th century warehouse consisting of 14 residential units with a ground floor commercial area. The building has been tastefully restored and includes external timber detailing and steel window frames to maintain the original warehouse appearance.

The commercial space comprises predominantly open plan offices with a single WC. The specification includes vaulted ceilings, double glazing, laminate flooring to part and electric wall mounted storage heaters.



0151 255 0755 [www.keppiemassie.com](http://www.keppiemassie.com)

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