



DAVID CURRIE & Co.
Real Estate and Asset Consultants

OFFICE & RETAIL SPACE TO LET

LIVERPOOL CITY CENTRE



8 Water Street, Liverpool

- Office and Retail Space Available Over 4 Floors
- Suitable for Food Retail & Restaurant
- High Quality Suites
- Located in the Liverpool Business District
- Close to Public Transport Links

TEL: 0151 556 1500

www.davidcurrie.co.uk

Location

8 Water Street is located within Liverpool's business district and is a short walk away from James Street train station as well as Moorfields and Lime Street train Station. Also located nearby is Liverpool One, a variety of bars and restaurants as well as the world famous Liverpool waterfront.

Description

With its unique porthole styling, 8 Water Street stands out from the crowd and also benefits from underground parking, a concierge service and server rooms.

The property offers a number of high quality suites that can be tailored to the tenant's specificities which makes it an ideal location for small and medium sized businesses. The lower ground space being offered would be ideal for the retail industry given that it benefits from a high footfall and is located opposite to India Buildings which is currently being renovated and will soon be occupied by around 3,000 workers.

Accommodation

We understand that the property has been measured on a Net Internal basis in accordance with the RICS Code of Measuring Practice and it has been confirmed they provide as follows:-

Floor	Sq M	Sq Ft
Lower-Ground/Basement (will divide)	562	6,048
Ground Floor	242	2,601
1 st Floor	452	4,861
2 nd Floor	365	3,933
Total	1,621	17,443

Please be advised that the above space can be sub-divided to a tenant's specificities.

Price

POA

Further Details

Further details and a photograph schedule can be requested from the contact details provided.

Viewing

Viewing is strictly by appointment only. Please contact Liam Currie:

Tel: 0151 556 1500

Email: liam@davidcurrie.co.uk

Letting David Currie & Co

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(ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.

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