

# To Let



Refurbished Offices

**St Nicholas House**

Old Churchyard, Liverpool, L2 8TX

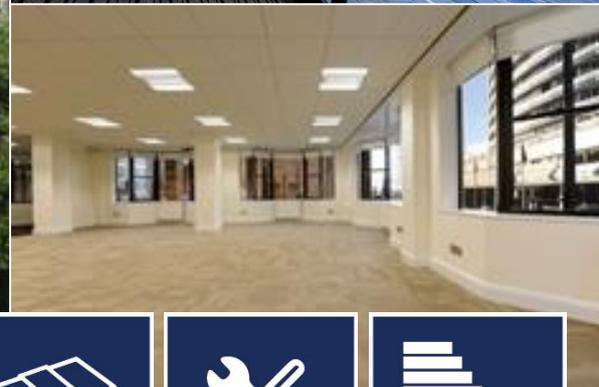
**From 1,558 sq ft  
to 1,859 sq ft**

## Description

St Nicholas House is a prestigious office building, constructed in the early 1980s, arranged over basement, ground and six upper floors.

The building is due to undergo a comprehensive refurbishment in 2021 to include a new, contemporary entrance foyer and upgraded common areas. The offices are served by two 8-person passenger lifts.

All suites enjoy excellent levels of natural light, many with attractive views over the well-maintained St Nicholas Churchyard and gardens. Basement storage is available by separate licence agreement.



**RENT**

£13.50  
per sq ft



**RATES  
PAYABLE**

£5.85  
per sq ft



**SERVICE  
CHARGE**

£4.64  
per sq ft



**EPC**

**BAND  
E:102**

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# St Nicholas House

Old Churchyard, Liverpool, L2 8TZ

## Location

Prominently situated at the heart of Liverpool's commercial core, on the corner of Chapel Street and Old Churchyard, St Nicholas House enjoys superb views across the church gardens to the River Mersey and iconic Royal Liver Building.

## Accommodation

Floor	Sq Ft	Sq M
Third	1,859	172.70
Fourth	1,558	144.74
<b>Total</b>	<b>3,417</b>	<b>317.44</b>

## Tenure

Accommodation is available on a new fully repairing and insuring lease.

## Legal Costs

Each party will be responsible for their own legal costs.

## VAT

All figures area exclusive of but may be liable to VAT.



IT



24/7 Access



2x8 Person Passenger Lifts



Basement Storage



Contemporary Entrance



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