



## Liverpool The Cargo Building

Contact us on:

**0161 431 0660**

### The Scheme

- Situated beneath 324 apartments with up to 800 residents
- 2,120 sq ft next to Tesco Express
- 363 residential parking spaces
- Three minute walk to city centre
- Available from January 2019

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### Location

- Baltic Triangle is home to live music venues, galleries, contemporary theatre, arts fairs, studio and creative business
- L1 postcode
- Three minute walk to city centre
- Close to the Echo Arena, BT Convention Centre, Rope Walks and Liverpool Docks



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## Car Parking

363 Residential parking spaces

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## Accommodation

Arranged over ground floor only. 2,120 sq ft

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## Lease

The premises are available on new effectively FRI terms. Details available upon application.

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## Energy Performance Certificate

An EPC will be available upon request.

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## Rent & Review

The lease will contain rent review provisions every 5 years.

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## Business Rates

To be assessed

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## Service Charge

Upon application

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## Viewing

Matt Illingworth

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Or our joint agents Lamberet Smith Hampton – Richard Lyons

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## **Legal Costs**

Each party to meet their own costs

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## **Planning**

A3 Planning ideally suited for Coffee/Deli/Restaurant use

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## **VAT**

VAT will be charged on all outgoings.

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