



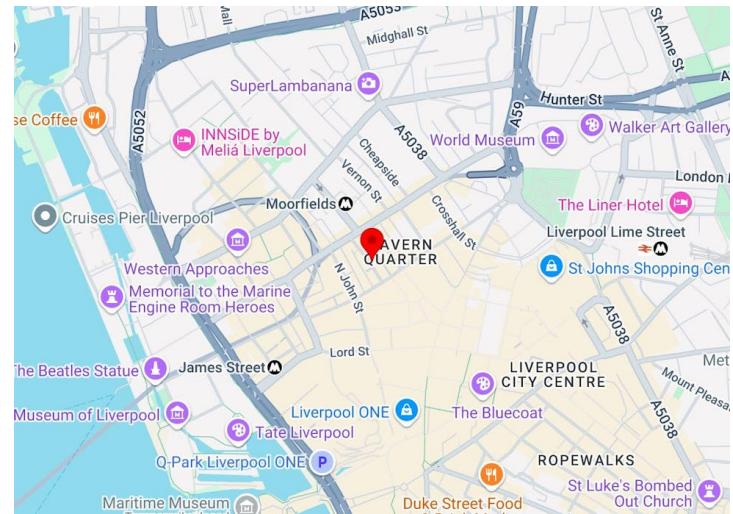
## Office For Sale or To Let

- Suspended ceiling incorporating lighting
- New carpet to be fitted
- Perimeter trunking
- Air conditioning (comfort cooling)
- Storage space
- Newly fitted kitchen
- Title Number: MS522021

# 3 Temple Square

Liverpool, L2 5RH

AVISON  
YOUNG



## Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 3,422.92 sq ft / 318 sq m  |
| <b>Price</b>          | £380,000   |
| <b>Business Rates</b> | Interested parties should make their own enquiries with the Local Authority to verify this information |
| <b>Service Charge</b> | £4,376.76 per annum  |
| <b>Estate Charge</b>  | Upon Enquiry   |
| <b>EPC</b>            | C  |

## Property Highlights

3 Temple Square is situated off Dale Street in the heart of Liverpool City Centre. The building is located central to the Business District and Retail Core, thus, benefitting from a wide range of amenities, excellent public transport links and leisure offerings.

The building is located within a mixed-use setting; residential apartments above, office use surrounding and café offerings. The office has a communal entrance and toilet facilities.

## Location

The property is situated off Dale Street in the heart of Liverpool City Centre. The building is located central to the Business District and Retail Core, thus, benefitting from a wide range of amenities, excellent public transport links and leisure offerings.

The building is located within a mixed-use setting with residential apartments above and office's in the surrounding areas. There are also a number of cafe's in the vicinity.

## Specification

Suspended ceiling incorporating lighting New carpet to be fitted Perimeter trunking Air conditioning

(comfort cooling) Storage space Newly fitted kitchen

## Viewings

Strictly by appointment

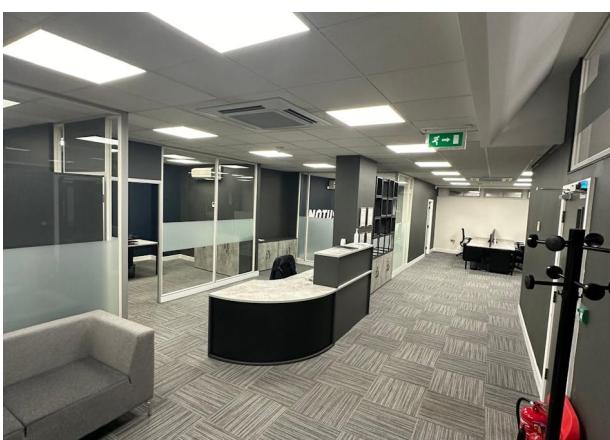
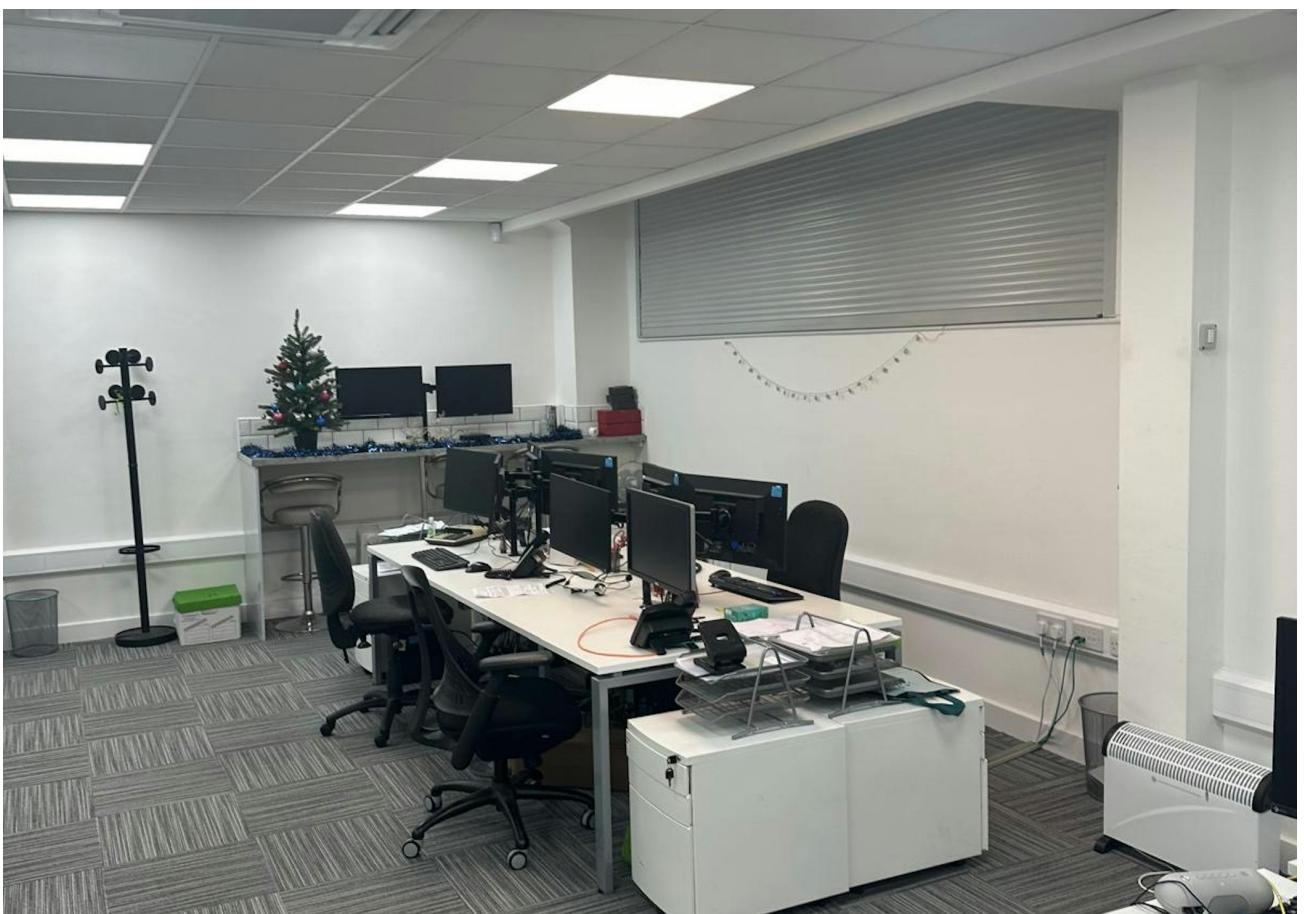
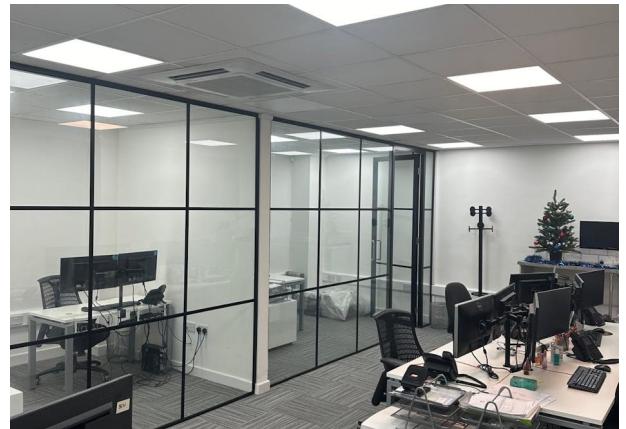
## EPC

A certificate is available upon application

## Services and Planning

The property benefits from B1 use





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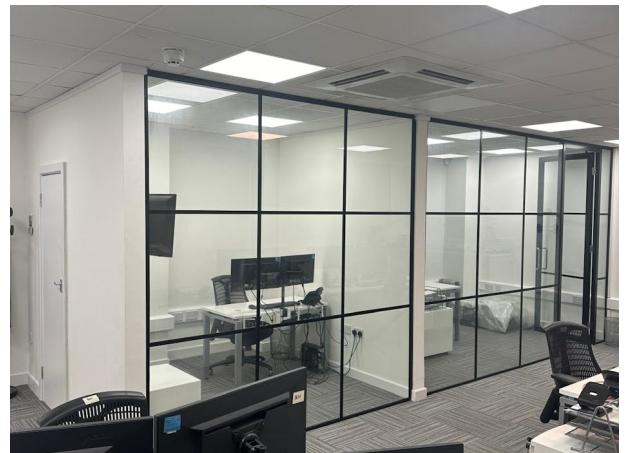
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