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**PACIFIC CHAMBERS**  
**VICTORIA STREET, LIVERPOOL**  
**FULLY REFURBISHED 2ND AND 4TH FLOOR**  
**OFFICE SUITES**

52.95 sq m ( 570 sq ft) - 340.30 sq m (3663 sq ft)

CONTACT HITCHCOCK WRIGHT  
CASTLE CHAMBERS 43 CASTLE STREET LIVERPOOL L2 9SH

**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners  
**0151 227 3400**  
[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

# PACIFIC CHAMBERS, VICTORIA STREET



## LOCATION

Pacific Chambers is strategically placed on the North side of Victoria Street close to its junction with Temple Street and Princes Street. The building is situated in the main Central Business District and has the benefit of all main amenities including local bus and rail links. The property also lies close to the Cavern Quarter and main retail area of Church Street and Lord Street.

## DESCRIPTION

The impressive building is constructed of portland stone and is built in a classical style comprising ground and four upper floors. Both are accessed directly off the main lift foyer and are basically rectangular in shape. The accommodation has the benefit of:

- \*LG7 fluorescent lighting.
- \*3 compartment perimeter power trunking.
- \*Low static carpeting.
- \*Full decoration
- \*Vertical blinds.

## FLOOR AREAS

2nd Floor	52.95 sq m	(570 sq ft)
4th Floor	340.30 sq m	(3663 sq ft)

## LEASE TERMS

The suite is available on flexible lease terms for a period of years to be agreed and to be in accordance with our clients standard form of lease for the building.

## RENTAL

£7,400 per annum exclusive - 2nd Floor

£38,460 per annum exclusive - 4th Floor

## SERVICE CHARGE

The ingoing tenant will be responsible for a fair proportion of the landlord's outgoings to include inter alia, cleaning and lighting of common parts, lift maintenance, caretaking and security ect.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the preparation of the lease and any stamp duty thereon.

## VIEWING AND FURTHER INFORMATION

Please contact Brian Ricketts, Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400 Fax. No. (0151) 227 3010

E-mail: [brianricketts@hwandp.co.uk](mailto:brianricketts@hwandp.co.uk)

Details Prepared February 2009



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