



# TO LET

## Unit 2 Kings Waterfront Liverpool

- Retail/Leisure Unit
- 3193 sq ft (with the ability to extend to 6,000 sq ft )
- Unit 1 now let to EastzEast

### Kings Waterfront

Kings Waterfront is a large newly developed mixed use scheme at the heart of Liverpool City Centre, close to Grosvenor's new West One Shopping Centre and the Albert Dock. It incorporates the highly successful Echo Arena and Convention Centre, a 133 bed Staybridge Hotel, a 310 bed Jury's Inn, a 1,600 space public car park, Pizza Express and soon to open EastzEast restaurant.

The anchor of the development is ACC Liverpool, home of the Echo Arena and the BT Convention Centre which together generated in excess of 500,000 visitors in their first year of opening.

### Location

The subject premises lie adjacent to the entrance and drop off zones for the Jury's and Staybridge Hotels providing accommodation at ground floor with potential for mezzanine addition.

The premises are highly visible and accessible from Albert Dock. With the provision of 1,600 car parking



spaces immediately adjacent. The catchment for business, shoppers, tourists and Arena visitors is significant.

### Accommodation

The unit is situated adjacent to a major pedestrian route leading to the Arena and Convention Centre and benefits from being adjacent to both hotels' drop off and pick up points.

### Description

Ground Floor Level	1642 sq ft	152 sq m
Plaza Level	1550 sq ft	144 sq m
Total	3193 sq ft	296.6 sq m

The unit provides excellent accommodation immediately adjacent to the drop off and pick up zone and entrance to Jury's Hotel. \*This unit is capable of being let as a whole or as two units, ground floor unit and plaza level unit. \*\* There may also be scope to extend this unit subject to negotiation to provide up to 6000 sq.ft. (558 sqm).

## Lease Terms

Rental upon application.

## Specification

The premises are to be provided in shell condition (as viewed). Incentive packages can be discussed subject to agreeing other terms.

## Planning

We are advised that these premises benefit from A3 planning consent. Further information can be provided as required and interested parties are advised to undertake their own investigations.

## Measurements & Dimensions

Measurements and dimensions referred to in these details are approximate and should be verified on site.

## Rateable Value

The premises have not been assessed for rating purposes at this time and further enquiries should be directed to Liverpool City Council.

## Estate Charge

An estate charge is levied for maintenance of external areas. A budget is being prepared.

## VAT

Prices, outgoings and rentals are expressed as being exclusive of VAT at the prevailing rate but may be liable to be charged.

## Viewing

Strictly by appointment through the agent:

**Neil Bowler**

**0161 832 2201**

**nb@jenics.com**

## Energy Performance Certificate

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**46** This is how energy efficient the building is.



Subject to Contract

April 2010

jenics



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