

4,840 SQ.FT (449.69 SQ.M)

ONE PARK WEST

Unit E, 3-39 Strand Street, Liverpool, L1 8LT

HIGH SPECIFICATION OFFICES TO LET
AT THE HEART OF LIVERPOOL ONE

1
LIVERPOOL
ONE

SECURE ON-SITE PARKING
12+ SPACES AVAILABLE

PROPERTY:

SITUATED IN ONE PARK WEST IT PROVIDES A RARE OPPORTUNITY TO ENJOY THE BEST VIEWS IN LIVERPOOL. OVERLOOKING THE STRAND TOWARDS ALBERT DOCK AT THE HEART OF LIVERPOOL ONE.

One Park West lies close to everything that matters to a business. Close to the city's commercial core, Albert Dock and Mann Island, the offices are right on the doorstep of Liverpool ONE's retail and leisure amenities.

The area benefits from excellent public transport links, with Liverpool One Bus Station and James Street Merseyrail Station both within 5 mins walking distance. car parking available under a separate licence agreement.

MANN
ISLAND

JAMES STREET
STATION

LIVERPOOL ONE
BUS STATION

ROYAL ALBERT
DOCKS

ONE PARK
WEST UNIT E

MOORFIELDS
STATION



CITYSCAPE:

LIVERPOOL ONE BUS STATION AND
JAMES STREET MERSEYRAIL STATION BOTH
WITHIN 5 MINUTES WALKING DISTANCE.



LOCATION:

LIVERPOOL'S WORLD-FAMOUS WATERFRONT BLENDS RICH MARITIME HERITAGE WITH STRIKING MODERN ARCHITECTURE, CREATING A TRULY ICONIC CITYSCAPE.

Prime Location: **One Park West, Liverpool ONE Kenyon's Steps, Liverpool L1 8LT.** Situated at the heart of Liverpool ONE, One Park West offers exceptional connectivity and cultural access in one of the city's most sought-after locations.

Key Landmarks: **Core office district** – 5 min walk. **The Three Graces** (Pier Head) – 5 min walk directly opposite. **Royal Albert Dock** – 5 min walk, with museums, galleries, and waterfront dining. **Liverpool One Retail** – located directly adjacent.

By Train: **James Street Station** – 5 min walk. **Central & Moorfields** – under 10 min walk. **Lime Street** (mainline services) – 15 min walk. By Bus/Coach: **Liverpool ONE Bus Station** – 3 min walk with local and national services.



4,840 SQ.FT
449.69 SQ.M

ONE PARK WEST

- » Lg7 Sensored Lighting
- » 24-Hour Security
- » Male, Female & Disabled WCs
- » Comfort Cooling
- » Full Height Windows
- » Existing Fitout to Inc Meeting Room & Private Offices
- » Raised Access Floors
- » Kitchen and Breakout Area
- » On site secure parking at a very generous ratio of 1:400

UNIT E HAS A NET INTERNAL AREA OF 4,840 SQ.FT AND IS APPROACHED FROM THE STRAND. THE UNIT IS FITTED-OUT TO AN EXCEPTIONAL STANDARD AND IS READY FOR IMMEDIATE OCCUPATION.

SPECIFICATION:



TERMS

Interested parties are invited to discuss terms with the joint agents.

RATES

The rateable value is £51,000 from 1 April 2023. This is not the amount you pay and all interested parties should rely on their own enquiries.

VAT

All costs are subject to VAT at the prevailing rate.

RENTAL

On application.

EPC

Further details upon request.

[View EPC here](#)

LEGAL COSTS

Each party will be responsible for its own legal costs.

SERVICE CHARGE

Payable toward the upkeep of the building and cleaning of common parts including car park. Costs currently £XXXXXX and subject to annual review.

CONTACT:

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Landsec

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