



# RUMFORD COURT

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HIGH QUALITY BOUTIQUE STYLE OFFICE ACCOMMODATION SITUATED ON RUMFORD PLACE IN THE HEART OF LIVERPOOL'S BUSINESS DISTRICT.

PROFESSIONAL AND INDEPENDENT OFFICES IN A UNIQUE SETTING.

SUITES FROM 500 SQ.FT TO BUILDINGS UP TO 5,000 SQ.FT

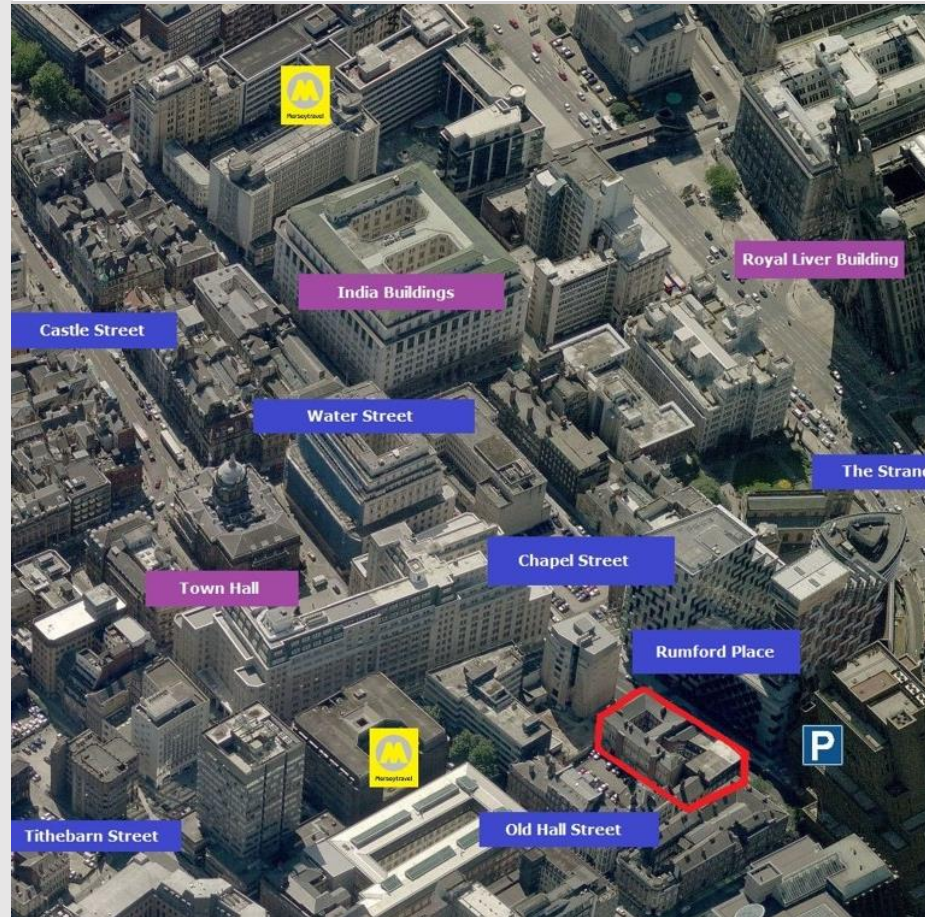
# RUMFORD COURT



## THE COURTYARD

Rumford Place is situated off Chapel Street in Liverpool City Centre.

Rumford Court comprises a row of 19<sup>th</sup> century buildings set around a cobbled private courtyard and provides the perfect office environment in a unique and attractive historic setting.



## THE BUILDINGS

- Alabama House
- Bulloch House
- Enrica House
- Winslow House
- Charleston House

# WHAT WE CAN OFFER



There are a range of suite sizes and self-contained accommodation to allow your business to grow with the benefit of:

- ❖ Affordable and flexible “all inclusive” deals providing financial certainty.
- ❖ “Ready to occupy” well specified accommodation.
- ❖ Full prewired Cat 5 and telecons cabling with powered floor boxes.
- ❖ Flexible terms from 12 months upwards.
- ❖ The ability to readily upsize or downsize.
- ❖ Standard lease for all suites saving on legal costs.
- ❖ High Speed Broadband Connection available.



- ❖ Furnished or unfurnished.
- ❖ Fob access system with 24 hour access.
- ❖ Accommodation is self-contained with own entrances.
- ❖ Close to Public Car Parks.
- ❖ Close to Travel Links (Mersey Rail stations and Bus, Coach Station).
- ❖ Conferencing and meeting rooms available to hire.
- ❖ On site wellbeing centre – Physica UK.

# RUMFORD COURT BUILDINGS



## ALABAMA HOUSE

Reception Area

Lift

2 Meeting Rooms

Conference Room

2 floors of offices

Private Office

Basement Storage

**AVAILABLE**



## BULLOCH HOUSE

7 suites over 3 floors

**LAST SUITE AVAILABLE**



## ENRICA HOUSE

6 Suites over 3 floors

**FULLY LET**



## CHARLESTON HOUSE

3 suites over 3 floors

**LAST SUITES AVAILABLE**



## WINSLOW HOUSE

3 suites over 3 floors

Separate office/  
meeting room

**AVAILABLE**

**Please see the individual suite sheets for availability, photographs and costings.**



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## VAT

All prices, outgoings and rentals quoted are exclusive of VAT, but may be liable at prevailing rate. Further information on request.

## RATEABLE VALUE

See separate building suites.

## LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs. The right is reserved to require a legal undertaking prior to drafting of a new lease.

## CONTACT DETAILS

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### Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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**Declaration: A Director of Keppie Massie has an interest in the property.**