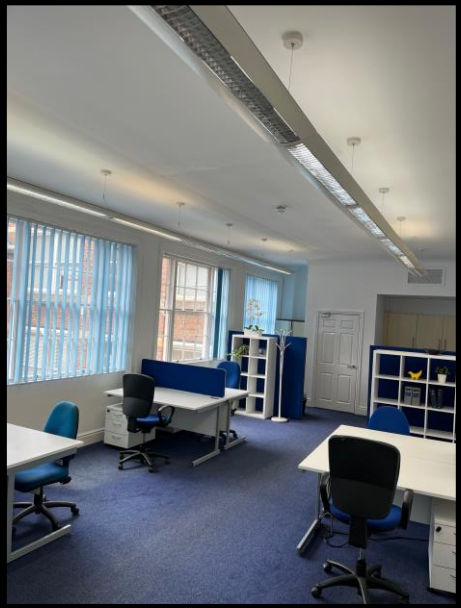
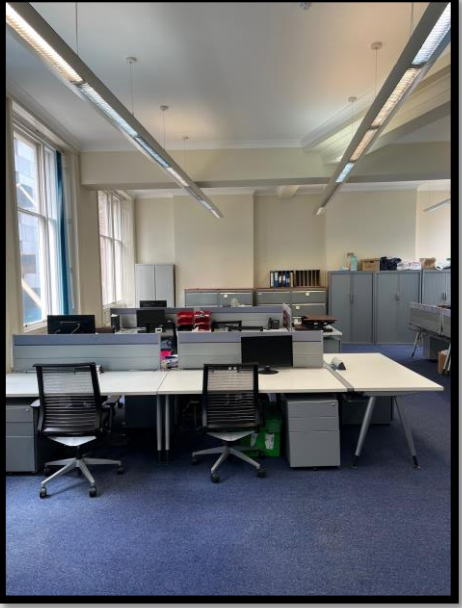
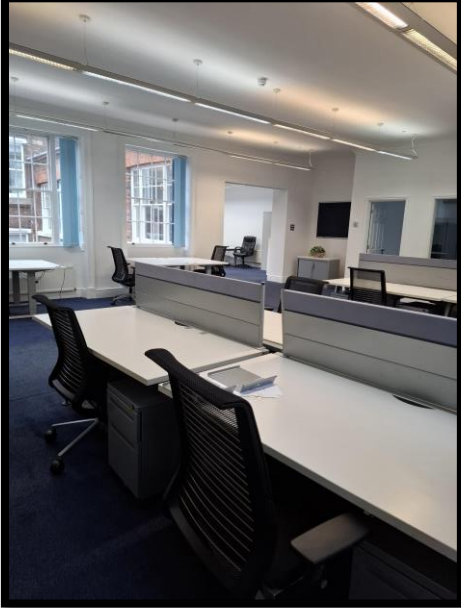


ALABAMA HOUSE – SELF CONTAINED HQ BUILDING



Alabama House is self-contained office building located on Rumford Place, in the heart of Liverpool's office district between Old Hall Street and Chapel Street. Many local amenities including Moorfields Railway station are nearby. Accommodation is provided on 3 floors plus basement. The ground floor provides a prominent facade with reception, kitchen, WCs, 2 X meeting rooms and large board room. The upper floors are lift accessed and self-contained open plan suites with own kitchen, WCs (plus a shower and private office on the 2nd Floor. Accommodation is ready for occupation and includes Cat 5 cabling and furniture (by negotiation).

Specification:

- ❖ Size – Building - 491.5 sq. m. (5229 sq. ft.)
Offices 406.1 sq. m (4372 sq. ft.)
- ❖ Own Entrance
- ❖ Intercom Access
- ❖ Reception Area with Tea Point and Post Room
- ❖ Boardroom with seating for 18
- ❖ Lift
- ❖ Kitchen and tea points to each floor
- ❖ 2 Meeting Rooms/Private Offices to Ground Floor
- ❖ 1st Floor arranged as open plan offices with kitchen and WC's.
- ❖ 2nd Floor arranged as open plan offices, Private Office, IT Room/Store Room, Shower and WC's
- ❖ Basement Storage
- ❖ Full Cat 5 cabling with powered floor boxes.
- ❖ A dedicated leased line coming into the building providing superfast broadband.
- ❖ EPC - The property has an Energy performance Certificate of 124 (E Rating). Further information available upon request

Terms

Lease terms can be tailored to suite individual tenant requirements, but normally offered from 3 year term commitments.

Terms - Entire Building

The entire building is available by way of a full repair and insuring lease at **£74,000 pa. plus VAT**

External maintenance and insurance is managed by the landlord and recharged to the tenant via an estate charge. The estate charge includes cleaning the court yard, external repair, external lighting, waste removal, fire alarm testing, public liability, security etc. and is estimated at £4,000 pa. Building insurance is estimated at £2,250 pa. All costs plus VAT.

Terms - Individual floors

Individual floors are available by negotiation. The first and second floors are each available on an all-inclusive rental basis of £40,000 pa per floor (plus VAT) .

This includes discretionary use of meeting room facilities, estate charge, cleaning and maintenance of common parts, water, electricity, heating, insurance, IT connection and business rates. The net rent is equivalent to less than **£16.00 per sq.ft pa** plus VAT.

Business Rates

Individual floors are charged inclusive of rates and the tenant is responsible if rented as a whole. Further information available on request.

Description	sq.m	sq.ft
Ground Floor	101.9	1,097
First Floor	144.6	1,556
Second Floor	144.2	1,552
Basement (Storage)	85.4	919
Total	476.0	5,124

