

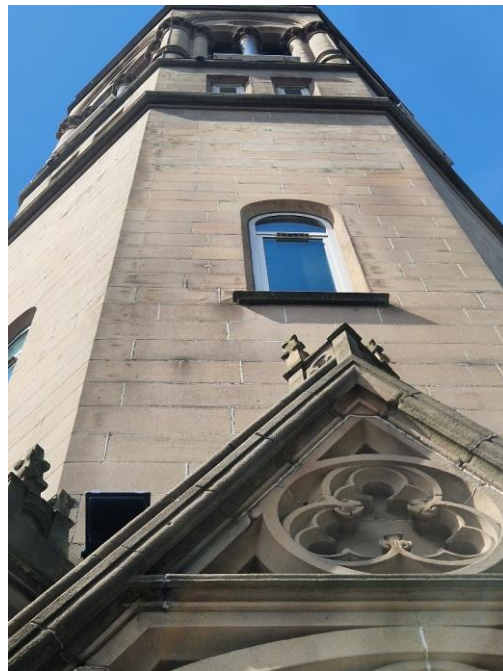
TO LET

FULLY FITTED / NETWORKED
4th/5th FLOOR OFFICES

1,314 sq.ft. - 4,383 sq.ft.
(122 sq.m. - 407 sq.m.)

**ST JOHN'S HOUSE
2 QUEEN SQUARE
LIVERPOOL
L1 1RH**





LOCATION

St John's House occupies a highly prominent and visible position in the heart of Liverpool City Centre. The building forms part of Queen Square which is situated within an area known as St George's Quarter, which covers an area from the Queensway Tunnel and William Brown Street to Williamson Square. St George's Quarter forms part of Liverpool's World Heritage site and boasts architecture of an international quality and a cultural offer which highlights the rich history and heritage of Liverpool.

Queen Square is perfectly located in the heart of Liverpool and takes advantage of some of the City's popular cultural attractions, including the Liverpool Empire Theatre, The Royal Court Theatre, The Playhouse Theatre, St George's Hall, Central Library, Walker Art Gallery and the World Museum Liverpool.



DESCRIPTION

The Grade II listed St John's House was the former Pearl Assurance Building and was constructed between 1896 and 1898 by the renowned architect Alfred Waterhouse.

The stunning octagonal corner tower is the centrepiece and focal point of the building. The granite elevations extend to the entire 5 storeys and are punctuated by large sash picture windows to the upper parts and ornate arched windows at mezzanine level. Both elevations provide a magnificent vista across St Georges Gardens, St Georges Hall, Liverpool Museum, Central Library and Walker Art Gallery.

ACCOMMODATION

The accommodation to the upper floors currently provides high quality office space with a series of private offices, meeting rooms and open plan accommodation. The specification includes central heating/cooling, carpet tiling and fluorescent lighting. All of the principal elevations are secondary glazed and have self contained WC and kitchen facilities.

The upper floor accommodation is approached through an attractive fully self contained glazed atrium, directly off a cobbled courtyard which is shared with the 4 star Marriott Hotel. An 8 person passenger lift serves all floors.

There are 2 fully self contained ground floor leisure units which are accessed directly off Queen Square and St John's Lane respectively.

FLOOR AREAS

Fourth Floor	-	3,068 sq.ft.	(285 sq.m.)
Fifth Floor	-	1,314 sq.ft.	(122 sq.m.)
TOTAL		4,383 sq.ft.	(407 sq.m.)



AMMENITIES

Situated within the heart of the Liverpool City Centre, means there are an abundance of top quality restaurants, bars, retail and leisure experiences within minutes of St. John's House.

Liverpool ONE, Europe's largest retail development, is just around the corner, as is the cosmopolitan Bold street area which boasts a host of international restaurants, bars and retail.

The Met Quarter and traditional retail centres of St Johns Shopping Centre, Church Street and Lord Street are also within a few minutes walk.

The magnificent Albert Dock, today a hive of activity with restaurants, bars and museums, The M&S Bank Arena, Exhibition Centre Liverpool and the BT Convention Centre provide activities for all ages.

Liverpool has a world-class, assemblage of the finest museums and galleries in Europe including The Walker Art Gallery and Tate Liverpool. The Royal Liverpool Philharmonic Hall, The Playhouse, Everyman, Epstein, and Unity theatres welcome a diverse collection of performers from around the world.



RENT

Upon request.

LEASE TERMS

Flexible leases are available for a term of years to be agreed. Further details on request.

SERVICE CHARGE

Available upon Request.

VAT

All prices and other figures are quoted net of but maybe subject to the addition of VAT.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

LEGAL COSTS

Each party is to be responsible for their own legal costs, stamp duty and any other consents thereon.



CONTACT/VIEWING

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