

TO LET

OFFICE SUITES

82.99 SQ M (893 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



THE VAULTS, BALTIC TRIANGLE, LIVERPOOL, L1 0BE

- Office suites set within a new mixed-use development
- Prime Baltic Triangle location, close to Liverpool Docks, with Excellent location amenities
- Available Q4 2026
- Self-contained units available to each floor, with dedicated Kitchen & WCs
- Ground floor concierge forms part of wider development
- Rental £12,000 per annum

LOCATION

Located in the heart of Liverpool's vibrant Baltic Triangle, this brand new-build development enjoys a prime position within one of the city's most diverse and fast-evolving commercial districts. The development fronts on to A561 St James Street and occupies the land between St James Street, Brick Street and Norfolk Street.

The surrounding area supports a thriving mix of creative, digital, leisure and hospitality businesses, alongside many residences while Liverpool city centre, Liverpool ONE and the main bus interchange are all within easy walking distance.

The development benefits from excellent transport links and the planned Baltic Railway Station further enhance the location's long-term appeal, making it an attractive base for occupiers seeking a prominent and well-connected city-centre address

What3Words – [///grant.skin.moth](http://grant.skin.moth)

DESCRIPTION

Development Overview

This striking new-build scheme comprises a contemporary, multi-storey mixed-use development, predominantly residential in nature, with high-quality office accommodation arranged across each of the seven upper floors. The building represents the first phase of a wider regeneration project and will deliver 64 one and two-bedroom apartments.

In addition to the upper floor office suites, the ground floor will feature two commercial units and a concierge reception serving the building. (Please note the ground floor commercial units will be delivered in a later phase and are not currently available for occupation.)

Office Accommodation

Each of the seven upper floors, provide a modern, self-contained office suite designed to meet the needs of a range of occupiers.

The office suites benefit from:

- A dedicated, secure entrance separate from the residential accommodation
- Access via both lift and stair cores
- Self-contained layouts with private kitchen and WC facilities
- Excellent natural light and efficient floorplates
- Air conditioning heating and cooling
- Perimeter trunking
- Suspended ceiling incorporating LED light fittings

Use & Flexibility

While the accommodation is ideally suited to office use, alternative uses may be considered, subject to the necessary planning consents. Potential uses include health & wellbeing, beauty, or leisure operators, particularly those that complement and enhance the on-site residential community.

Operating Hours

Permitted working hours within the building are from 07:00 to 00:00, providing occupiers with a high degree of operational flexibility.

Future Development

A second phase is planned on the adjoining land to the rear, which will further enhance the scheme by delivering an additional 93 residential apartments (one, two and three-bedroom units) along with four new commercial units, reinforcing the area's appeal as a vibrant mixed-use destination.

ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
Offices (per floor)	82.99	893

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £12,000 per annum exclusive per suite.

SERVICE CHARGE

There will be a Service Charge payable for the maintenance and upkeep of the communal areas.

SERVICES

The mains services connected to the property include water, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

BUSINESS RATES

The units will be assessed for Business Rates upon completion of the development.

Tenants are to make enquiries with the Local Authority to confirm the Rates Payable, as the payable figure can vary subject to business use, and tenants' eligibility for rate relief.

EPC

An EPC will be commissioned upon completion of the development, and a full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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