PROPERTY CENTRE

To Let

SECOND FLOOR OFFICES · 2,500 SQ FT

11 DALE STREET

Second Floor Offices

FORMERLY THE QUEENS BUILDING, DALE STREET
LIVERPOOL, L2 2SH

RENT FROM	SIZE
£8.00 psf	**2,500 sq ft**
£20,000 pa	approx. 232 sq m



PROPERTY SUMMARY //

A self-contained second floor office suite of approx. 2,500 sq ft in a landmark Victorian building on Dale Street, at the heart of Liverpool's Commercial District. Set to be fully refurbished before occupation.



SECOND FLOOR OFFICES · 11 DALE STREET, LIVERPOOL L2 2SH

- Approx. **2,500 sq ft** of mostly open-plan office space.
- **Full internal refurbishment** planned before a new tenant moves in.
- Own **WC and kitchen** facilities on the floor.
- Tall **arched Victorian windows** with good natural light.
- Use Class **E** — offices and other commercial uses.
- Rent from **£8.00 per sq ft** — £20,000 pa.
- **Flexible terms** from 1 to 10 years.
- Let **whole or in part** — smaller suites to suit.
- Combine with the third floor for up to **5,000 sq ft**.
- Minutes from **Moorfields station**, Castle Street and Exchange Flags.

TERMS

Rent from

£8.00

per sq ft · £20,000 per annum

Rents range from £8.00 up to £15.00 per sq ft depending on specification and lease length.

Leases of **1 to 10 years** on flexible terms. Available now.

Business rates, service charge and VAT: [TBC].

LOCATION //

APPROXIMATE WALKING TIMES

RAIL

Moorfields (Merseyrail)	**c.3 mins**
James Street (Merseyrail)	**c.6 mins**
Lime Street (mainline)	**c.12 mins**

CITY

Castle Street / Town Hall	**c.2 mins**
Exchange Flags	**c.3 mins**
Old Hall Street	**c.4 mins**
Liverpool ONE	**c.10 mins**
Pier Head waterfront	**c.10 mins**

AIR (by road)

Liverpool John Lennon Airport	**c.30 mins**
Manchester Airport	**c.1 hour**



DALE STREET IS ONE OF LIVERPOOL'S ORIGINAL SEVEN STREETS, AT THE HEART OF THE CITY'S COMMERCIAL DISTRICT.

The building sits on the western end of Dale Street, a short walk from Castle Street, the Town Hall, Exchange Flags and Old Hall Street — the city's main banking, legal and professional quarter.

The street is lined with listed former insurance and banking headquarters, with hotels, restaurants and Liverpool ONE close by and the waterfront a short walk west.

SITUATION & ECONOMY //

Liverpool is the commercial centre of a city region of almost 1.6 million people. Its Commercial District — Dale Street, Castle Street, Old Hall Street and Exchange Flags — is home to the city's banking, legal, insurance and professional services firms, drawing on a young, university-educated workforce.

With more than 2,500 listed buildings, the city offers occupiers character space that is hard to match elsewhere in the North West.

1.59m
residents in the Liverpool City Region, with over 500,000 in the city itself

279,000
jobs in Liverpool — 39% of all jobs in the City Region

64,000
university students — a deep pool of graduate talent

31.5m
visitors a year, supporting a busy city centre of hotels, bars and restaurants

Source: Core Cities UK, using ONS mid-2023 estimates and 2021/22–2022 data.



BUSINESS QUARTER

Commercial District — the city's established office core, home to banks, law firms, insurers and professional advisers.
Character stock — Victorian and Edwardian former headquarters buildings line Dale Street and Castle Street.



TALENT

A young population — median age around five years below the England average — and five universities feeding a skilled graduate workforce into city-centre employers.



CONNECTIVITY

Rail — Moorfields Merseyrail station a few minutes' walk away; Lime Street for London and Manchester.
Road — quick access to the Mersey tunnels and the M62.
Air — John Lennon and Manchester airports.

ACCOMMODATION //

Floor	Description	sq ft	sq m	Rent from psf	Rent from pa	Available
Second floor	Mostly open plan, reception area, own WC and kitchen	**2,500**	232	£8.00	**£20,000**	Now
Third floor	Also available — own WC and kitchen	2,500	232	£8.00	£20,000	Now
COMBINED	Second and third floors together	**5,000**	**465**	**£8.00**	**£40,000**	**Now**

Approximate net internal areas. Rents from £8.00 up to £15.00 per sq ft depending on specification and term; exclusive of VAT [TBC] and business rates.









SPECIFICATION

- **Full internal refurbishment** before the new tenant takes occupation.
- **Open-plan main office** with tall arched Victorian windows and feature column.
- **Reception and breakout area**, plus private offices and meeting rooms.
- **Exclusive WCs and kitchen** on the floor.
- Recessed ceiling lighting, perimeter heating and power along the walls.
- Passenger lift to the floor.
- Suits roughly **5–16 workstations**; can be split into smaller suites.

Photographs show the floor before refurbishment. Furniture and previous occupier signage are not included.

MARKET COMMENTARY //

Liverpool's city-centre office market started 2026 strongly, with take-up almost doubling year on year. Demand is led by small and mid-sized occupiers — exactly the size of space on offer at 11 Dale Street — while a shortage of Grade A stock keeps pushing headline rents upward.

60,471 sq ft

city-centre office take-up in Q1 2026 across 27 deals — almost double Q1 2025

c.2 in 3

Q1 2026 deals were for under 2,000 sq ft — small suites are in demand

£26.50 psf

headline rent in Q1 2026, with prime rents reaching c.£29.50 psf in 2025

LETTING EVIDENCE

Date	Address	Description	Rent psf
Q1 2026	The Plaza, Old Hall Street	RSM relocation — quarter's headline deal	£26.50
2025	Liverpool city centre	Prime rents, top of market	c.£29.50
Subject	**11 Dale Street, 2nd floor**	2,500 sq ft, refurbished, to let	**from £8.00**

Sources: Fisher German, Liverpool office market Q1 2026 and Market Watch Q4 2025. Prime and headline rents relate to Grade A space and are shown for context.

PROPERTY CENTRE

WHY 11 DALE STREET //

Character office space in the heart of the business quarter at a fraction of the city's headline rents.

KEY ADVANTAGES

Value — from £8.00 psf against a Q1 2026 headline of £26.50.

Flexibility — leases of 1 to 10 years; take part of a floor or combine floors up to 5,000 sq ft.

Character — Victorian building with arched windows, fully refurbished inside before you move in.

Location — minutes from Moorfields station, Castle Street and Exchange Flags.

PROPERTY CENTRE

11 DALE STREET · SECOND FLOOR

FORMERLY THE QUEENS BUILDING, LIVERPOOL, L2 2SH

FURTHER INFORMATION //

RENT
From £8.00 per sq ft (£20,000 pa), up to £15.00 psf depending on specification.

LEASE
New lease of 1 to 10 years on flexible terms.

BUSINESS RATES
[TBC] — interested parties should check with Liverpool City Council.

SERVICE CHARGE
[TBC]

EPC
Energy Performance Certificate available on request. [TBC]

VAT
[TBC] — all figures quoted exclusive of VAT where applicable.

LEGAL COSTS
Each party to bear their own costs.

REFERENCES
Prospective tenants will need to provide ID, references and proof of funds.

CONTACT //

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Viewing strictly by appointment with the sole agent.

Misrepresentation Act: these particulars are a general guide and do not form part of any offer or contract. Descriptions, areas, distances and figures are approximate and given in good faith; prospective tenants should satisfy themselves by inspection and enquiry.

