



GRANITE BUILDING

STANLEY STREET LIVERPOOL L1 6AF

HIGH QUALITY OFFICE
ACCOMMODATION TO LET

...at the heart of Liverpool's commercial and cultural heritage communities



CITY CENTRE
LOCATION



24/7
24 HOUR ACCESS VIA
MONITORED ACCESS
CONTROL SYSTEM



HEATING VIA PERIMETER
RADIATORS



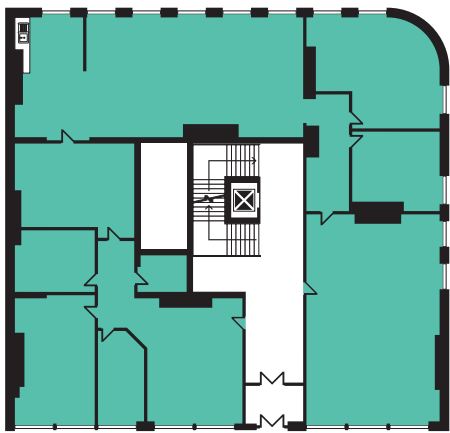
Granite Building is a highly-prominent property, located close to the junction of Stanley Street with Dale Street and residing within Liverpool's prime business core...

The (c.1882, Grade II listed Building) is comprised of Sub-Basement, Lower Ground, Ground and four Upper Floor levels, built in a traditional construction style, and presents an impressive granite façade to all of its Stanley Street entrance visitors.

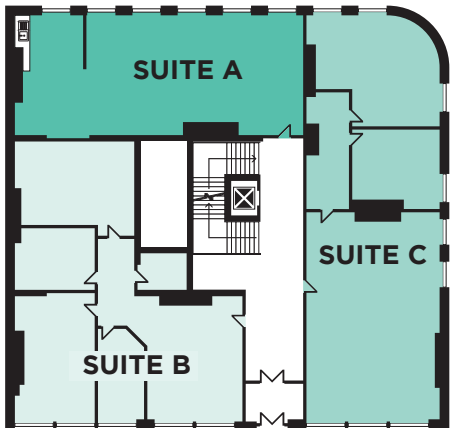
Each of the office suites available for occupation provides newly-refurbished office accommodation that is centred round a central service core.

The building is centrally located within the central business district area and within easy access to all the staff amenities a busy City centre can offer.

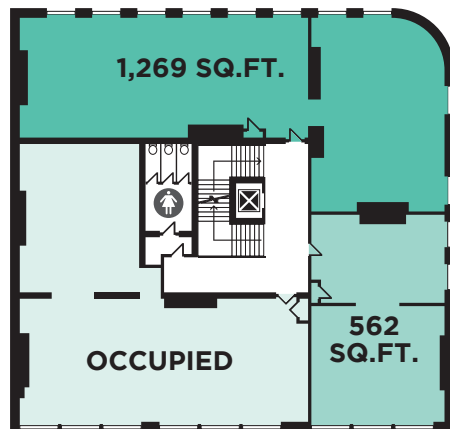




GROUND FLOOR (WHOLE 2,805 SQ.FT.)



GROUND FLOOR (SPLITS FROM 702 SQ.FT.)



FIRST FLOOR (1,269 SQ.FT.)

AVAILABLE FLOOR SPACE

Ground Floor	(office)	2,805 sq.ft.	(261 sq.m.)
SPLITS			
Ground Floor	(SUITE A)	702 sq.ft.	(65 sq.m.)
Ground Floor	(SUITE B)	1,020 sq.ft.	(95 sq.m.)
Ground Floor	(SUITE C)	1,076 sq.ft.	(100 sq.m.)
First Floor	(office)	1,269 sq.ft.	(118 sq.m.)
	(office)	562 sq.ft.	(52 sq.m.)

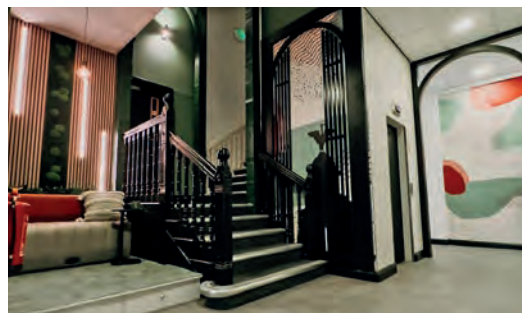


LOCAL AMENITIES

All of the following amenities are found within a five-minute walk of:

- A well-established retail core, featuring all of the leading High Street brands
- Liverpool One, offering a range of exclusive retail designer brands

- A choice of high quality hotels - including the Radisson and Crowne Plaza - and lower cost operators, such as Travelodge
- Sainsbury's and Tesco supermarkets
- An excellent selection of bars and restaurants, within close proximity
- Numerous day-to-day convenience store services, including chemists, post offices and dry cleaners

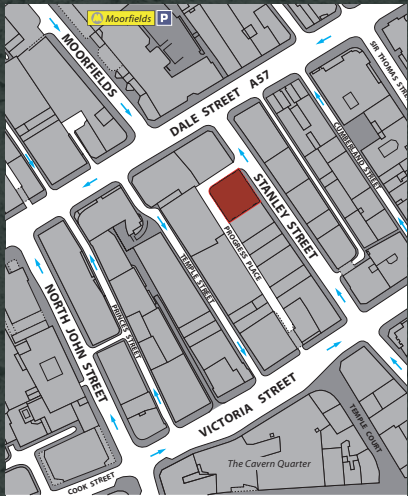


Newly refurbished reception and common areas

1 GRANITE BUILDING

- 2 The Dock Wall
- 3 William Brown Museum and Library
- 4 The Walker Art Gallery
- 5 St. George's Hall
- 6 Liverpool Town Hall
- 7 The Capital
- 8 The Plaza
- 9 Titanic Memorial
- 10 Royal Liver Building

- 11 India Buildings
- 12 Cunard Building
- 13 Port of Liverpool Building
- 14 Mercury Court
- 15 Bluecoat Arts Centre
- 16 The Bridewell
- 17 Beetham Tower
- 18 Albert Dock Traffic Office
- 19 Albert Dock Warehouses



  **MOORFIELDS' 560-SPACE NCP CAR PARK**
 **ONE-WAY TRAFFIC FLOW SYSTEM**

ON-SITE and LOCAL CAR PARKING

The building benefits from its close proximity to Moorfields railway station's secure, multi-level 560-space NCP car park where contract car parking is available.

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