



**ST  
PAUL'S  
SQUARE**

**TO LET**

**OPTIONS FROM 6,100 SQFT (566.6 SQM)**

**TO 31,863 SQFT (2,960.15 SQM)**

**GRADE 'A' OFFICE ACCOMMODATION**

# LOCATION | LIVERPOOL



RIVER MERSEY WITH LIVERPOOL SKYLINE

**LIVERPOOL IS  
UNDENIABLY A  
GREAT LOCATION  
THAT CAPTIVATES  
VISITORS WITH  
ITS VIBRANT  
ATMOSPHERE AND  
RICH HISTORY.**



ROYAL ALBERT DOCK



GUSTO



BOLD STREET COFFEE



NORD



THE CAPITAL

**LIVERPOOL** OFFERS RICH HISTORY AND CULTURE, EXCELLENT EDUCATION AND RESEARCH OPPORTUNITIES, A THRIVING ECONOMY, DIVERSE CULTURAL AND SPORTING EVENTS, BEAUTIFUL WATERFRONT AND GREEN SPACES, GOOD CONNECTIVITY AND TRANSPORT LINKS, AND A FRIENDLY COMMUNITY SPIRIT.

# LOCATION | ST PAUL'S SQUARE

## ST PAUL'S SQUARE

Following the redevelopment works undertaken by English cities fund , St Paul's Square is now widely recognised as the 'New' CBD of Liverpool. Home to a significant number of Liverpool's principle law firms, including Hill Dickinson, Weightmans and DWF, together with a host of financial and professional services occupiers, including Santander, Marsh/Mercer, Investec and CBRE.

The Square offers an eclectic mix of amenity including Bean Coffee shop and bar, Bold Street Coffee, WH Smith, Nord, Costa Coffee and Ultimate Performance Gym. Just off the Square is a Tesco, Sainsbury's and Starbucks. Everything an office occupier may need on your doorstep.





# ST PAUL'S SQUARE



## SPECIFICATION

1 St Paul's Square has recently undergone a multi-million pound repositioning scheme, delivering state of the art cycle stores, lockers, showers and toilet facilities.

The sense of arrival has been improved significantly, following further enhancement to the reception and atria areas. Now benefitting from feature reception, living wall, break out booths and contemporary seating areas.

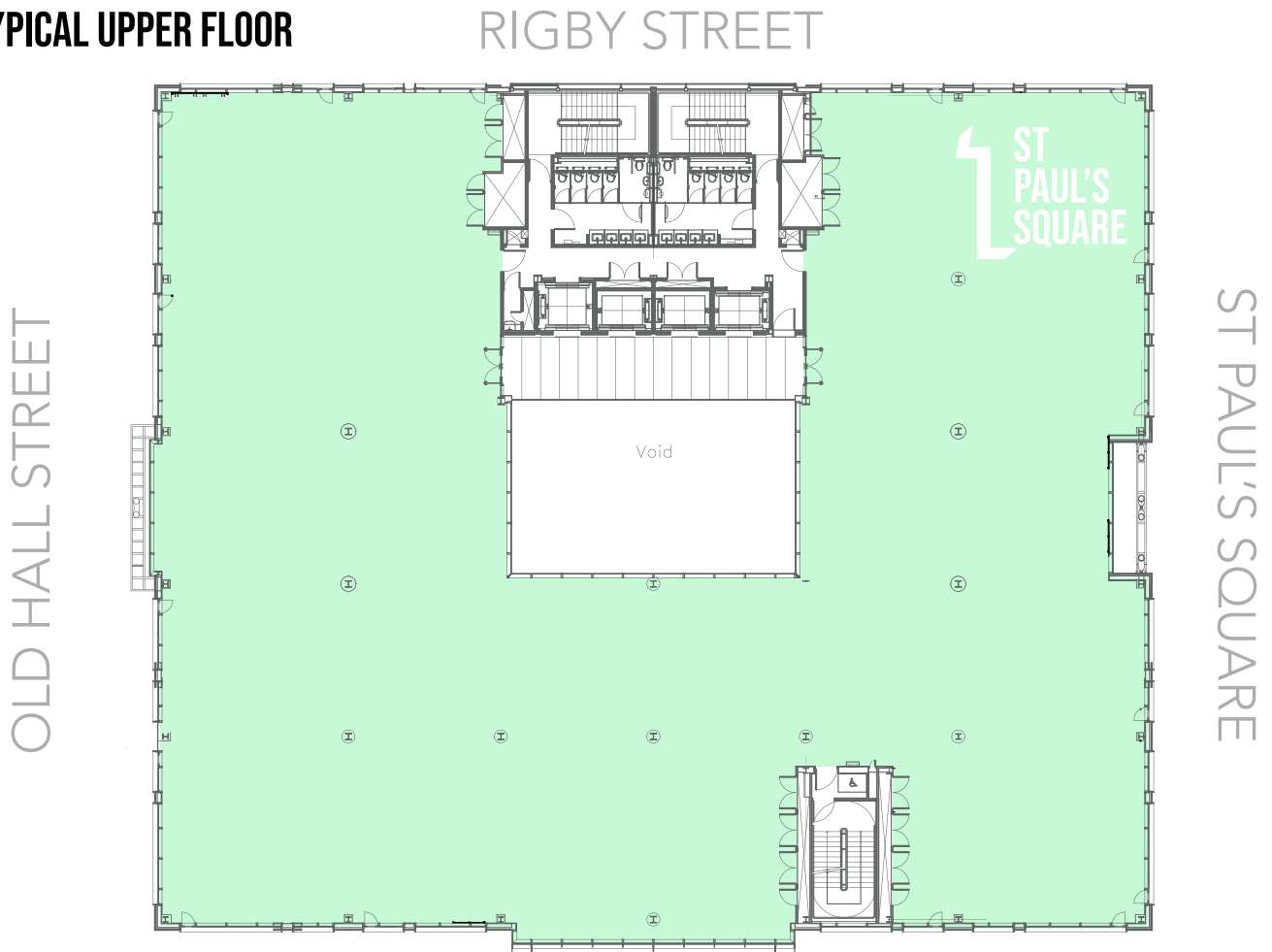










# THE PROPERTY

The property comprises a mixed use building of steel frame construction with stone and glazed elevations.

The property is arranged over nine floors, including basement and provides ground floor retail space and office accommodation throughout the remainder of the building.

## TYPICAL UPPER FLOOR



-  Full access raised floor
-  Floor to ceiling height 2.75m
-  Air conditioning
-  Metal tiled suspended ceiling
-  Full height Atria
-  Showers
-  4 x passenger lifts
-  Ladies, gents and disabled W.C's throughout

FLOOR	SQFT	SQM
GROUND	8,321	773.04
FIRST	15,485	1,438.59
SECOND	8,057	748.51
	<b>31,863 SQFT</b>	<b>2,960.15SQM</b>

\*Floors can be split to create suites from c.6,100 sq Ft

## PROPOSAL

Reversionary leases are available on terms to be agreed, subject to agreement.



# FIRST FLOOR

15,485 SQFT | 1,438 SQM







## FACILITIES

**Seeking to assist occupiers with their ESG aspirations and credentials.** New state of the art cycle storage and workshop facilities have been delivered, incorporating lockers and drying lockers, water dispenser and repair station. Adjacent, are contemporary shower facilities, meaning you can transition from cycle or run, straight into the office, seamlessly.

01 ST PAULS SQUARE



# SURROUNDINGS



## KEY

	<b>Retail</b>		<b>Restaurant</b>
	<b>Bar</b>		<b>Hotel</b>
	<b>Fitness</b>		<b>Parking</b>



## Get in Touch

For further information about the available office accommodation or to arrange a viewing, please contact the sole agents.

**Neil Kirkham**

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