

THE WATSON BUILDING

GRADE A OFFICE SPACE IN LIVERPOOL'S VIBRANT HEART

THEWATSONBUILDING.CO.UK



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LIVERPOOL L1 2SA

The building has recently undergone a comprehensive refurbishment to provide Grade A office space from 7,035 sq ft to 75,019 sq ft

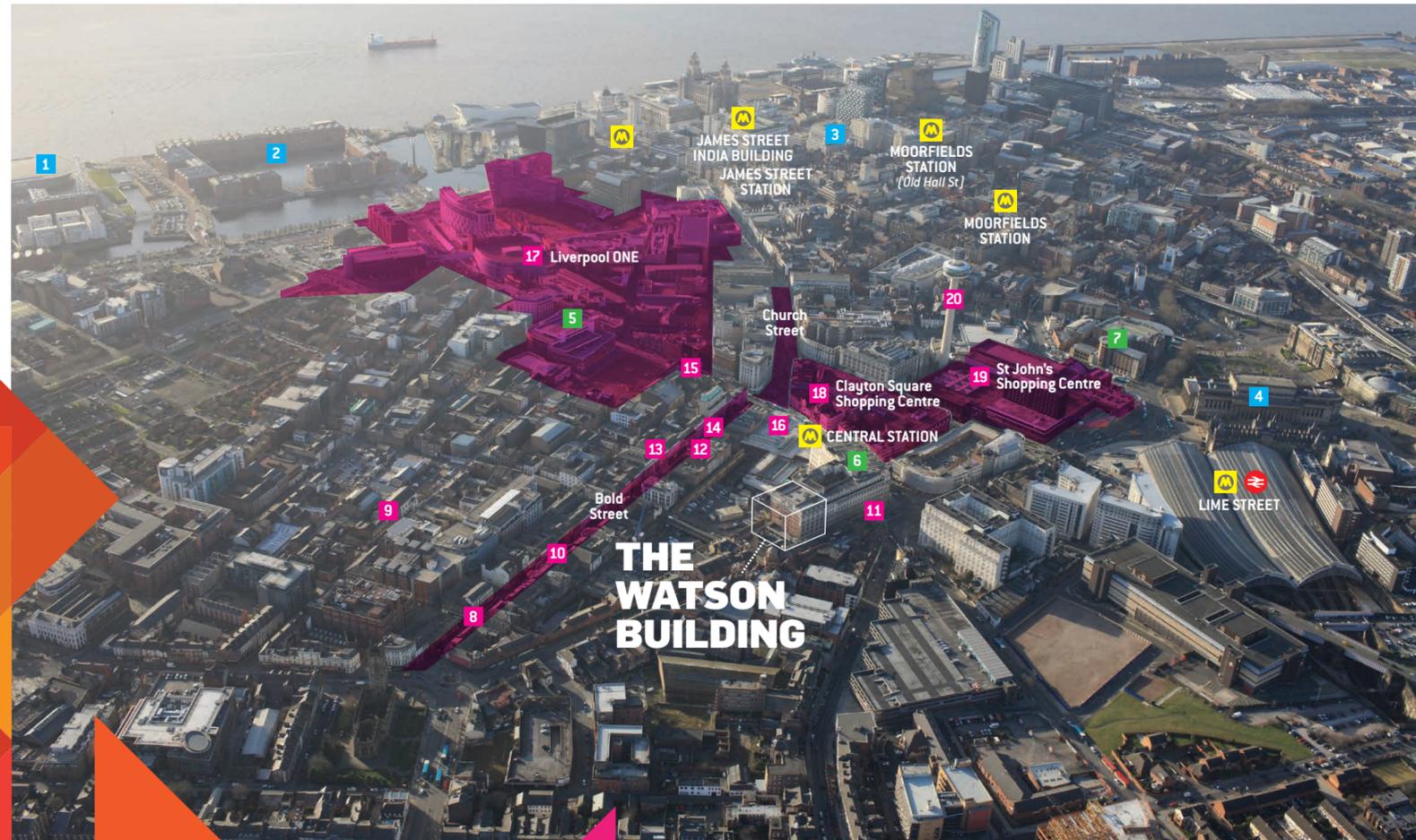
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A new perspective on the Liverpool office market

The Watson Building has been extended and restored to provide 75,019 sq ft of high quality office space, bringing a new perspective to the Liverpool office market.

Located in a connected, dynamic area, the Watson Building has its finger on the pulse that will energise your staff.

- 1 Echo Arena / BT Convention Centre
Liverpool Exhibition Centre
- 2 Albert Dock Complex
- 3 Liverpool Town Hall
- 4 St Georges Hall
- 5 Novotel
- 6 Adagio
- 7 Marriott
- 8 Tesco
- 9 Alma da Cuba
- 10 Leaf Bar
- 11 Pure Gym
- 12 Costa
- 13 Starbucks
- 14 Cafe Nero
- 15 Villa Romana
- 16 Sainsbury's (Central Shopping Centre)
- 17 Liverpool ONE
- 18 Clayton Square Shopping Centre
- 19 St John's Shopping Centre
- 20 Radio City Tower



There is no better connected office location in Liverpool



The Watson Building sits in immediate proximity of both Central and Lime Street stations providing mainline service connections to all major UK Towns and Cities.

Location	Journey Time	Frequency
Chester	45 mins	15 mins
Southport	45 mins	15 mins
Manchester	35 mins	15 mins
London Euston	2 hours	1 hour

The Watson Building is also generously served by bus and motorway infrastructure. Liverpool John Lennon Airport is just a 20 minute drive from the Watson Building and Manchester Airport is less than an hour away.



Your staff deserve an unrivalled working environment to enhance productivity and retention

Situated in Liverpool's cosmopolitan heart, the Watson Building is a place for your company to offer employees the very best lifestyle and workplace surroundings.

Bold Street and the immediate Ropewalks area provide an abundance of exciting leisure opportunities with cafés, shops and restaurants on the doorstep of your new office.

The developing Central Village zone includes brand new office space, Pure Gym, multi-storey car park and Adagio Aparthotel with many more retail and leisure offerings in the pipeline.

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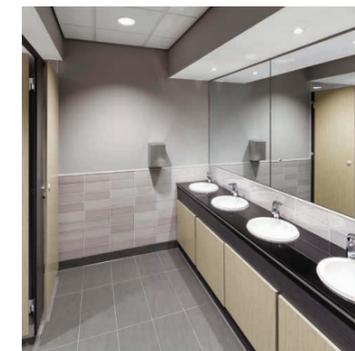
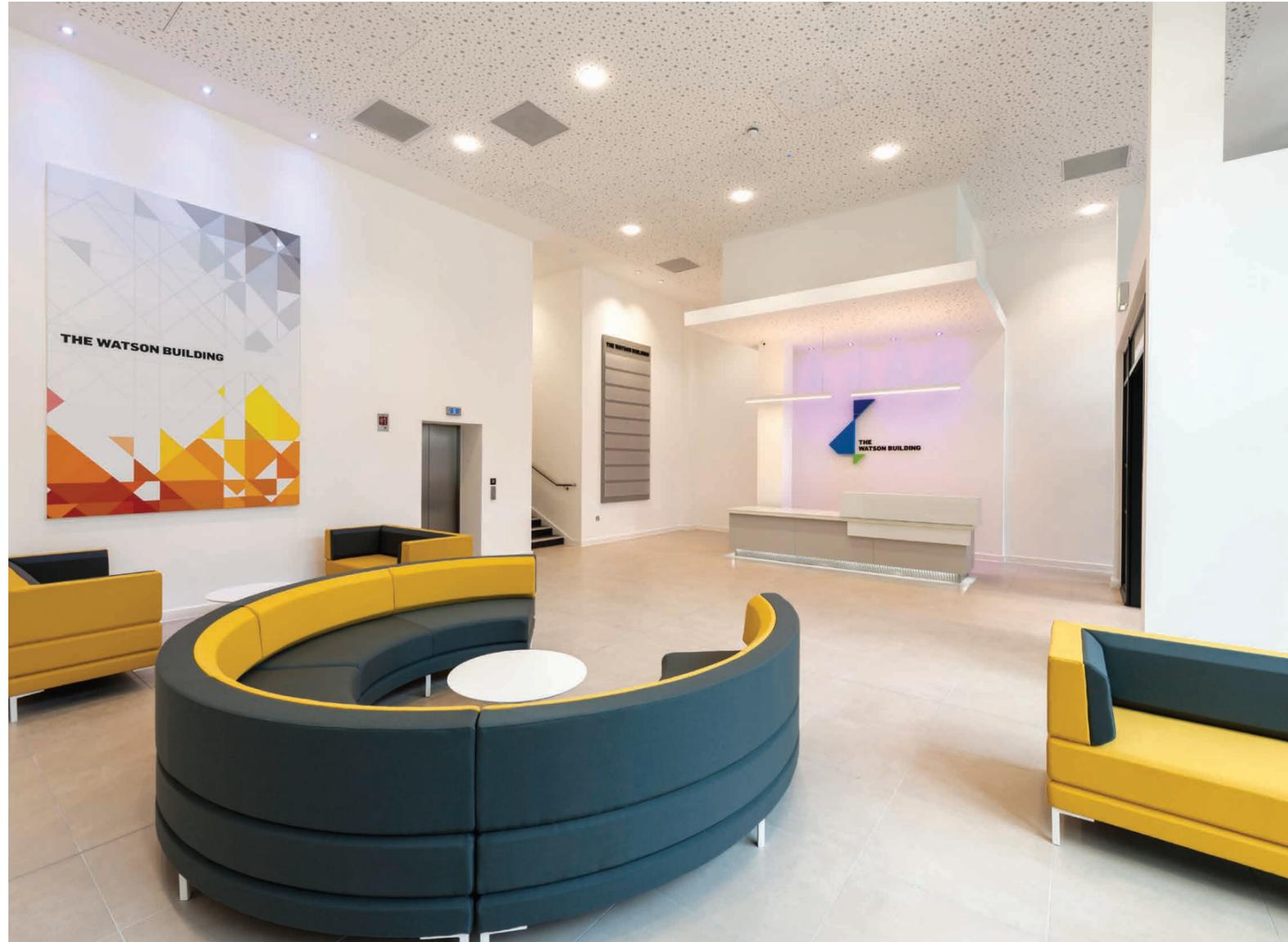
LIVERPOOL ONE SHOPPING CENTRE

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Specification

- BREEAM Very Good
- EPC B48
- Attractive reception area
- 4 pipe fan coil air conditioning

- Raised access floors
- Suspended ceilings with LG7 lighting
- Access control and CCTV system
- Basement car parking and bike store





TYPICAL UPPER FLOOR FIT OUT PLAN

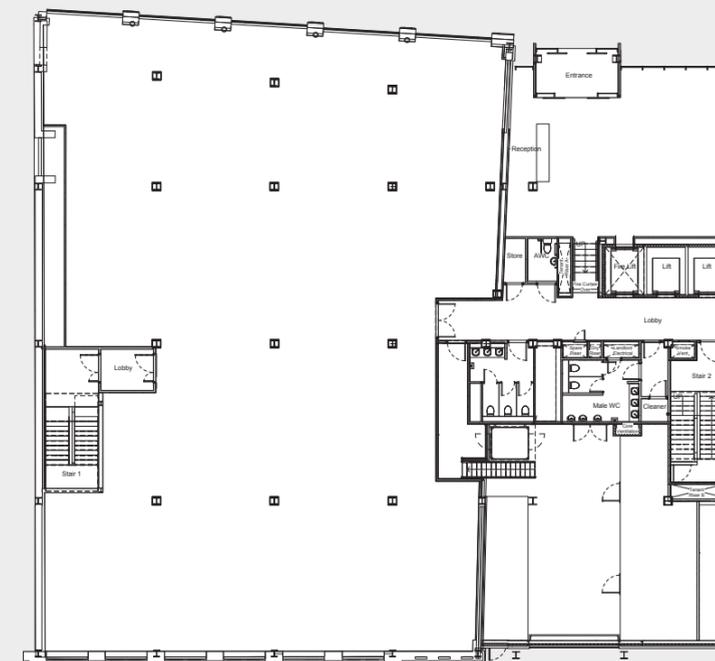


FLOOR AREAS

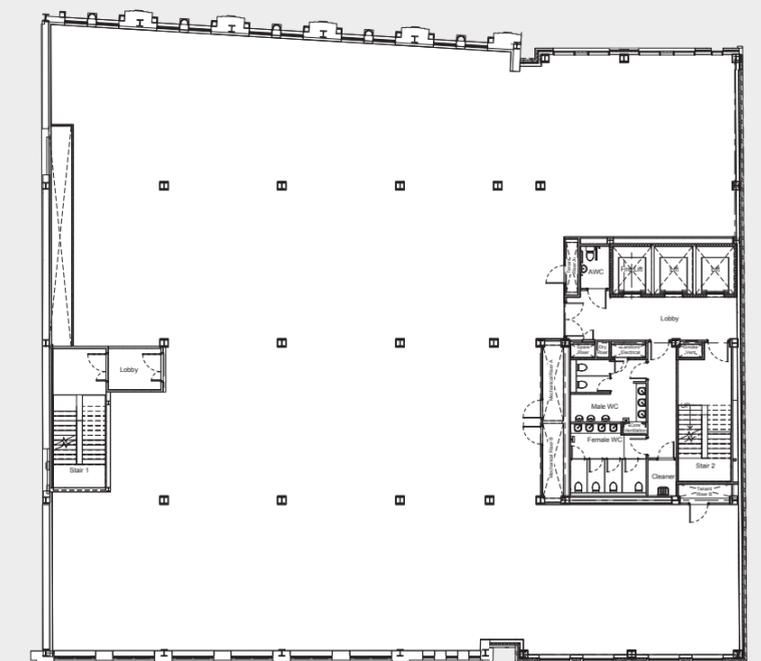
LEVEL	SQ FT	SQ M
Ground	7,035	653.6
1	10,018	930.7
2	10,018	930.7
3	10,018	930.7
4	10,018	930.7
5	10,018	930.7
6	9,751	905.9
7	8,143	756.5
TOTAL	75,019	6,969

The Watson Building offers high quality open plan floor plates which can be split to accommodate requirements from 3,520 sq ft and above.

GROUND FLOOR



TYPICAL UPPER FLOOR



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For further information or to arrange a viewing please contact:



EUROPEAN UNION
Investing in Your Future

European Regional
Development Fund 2007-13



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