



WEST TOWER
LIVERPOOL

L3 9PJ

LUXURY SELF-CONTAINED
GRADE A OFFICES TO LEASE



WELCOME

Welcome to West Tower, where sophistication meets productivity in the heart of the city.

Designed to inspire success and elevate your professional endeavours, our prestigious office building offers an exceptional leasing opportunity for discerning businesses seeking an exquisite workspace.

Step into our grand lobby, with its double-height atrium and you will be welcomed with an atmosphere that exudes prestige and refinement.



The self-contained nature of West Tower is unique and offers occupiers a presence within one of the city's most prestigious landmark buildings at the very heart of the business district.

The high-end specification and luxury finishing at West Tower is befitting of a HQ office. Inside our meticulously crafted offices, every detail has been carefully considered to cater to the needs of modern professionals.

An impressive glazed lift with river views provides access from the ground to all upper floors.



YOUR NEW SPACE

The office accommodation comprises the ground to third floors of West Tower.

From expansive floor plans that provide ample space for collaboration and creativity, to panoramic windows with river views that flood the rooms with natural light, our offices offer a harmonious balance between functionality and aesthetics.

Floors 2-3 also benefit from private balconies and each suite has a self-contained kitchen and toilet facilities.

FIRST	1,624 sq ft
SECOND	2,529 sq ft
THIRD	2,663 sq ft
TOTAL	6,816 sq ft

*The net internal areas measured in accordance with the RICS Code of Measuring Practice, published in August 2007 (6th Edition)

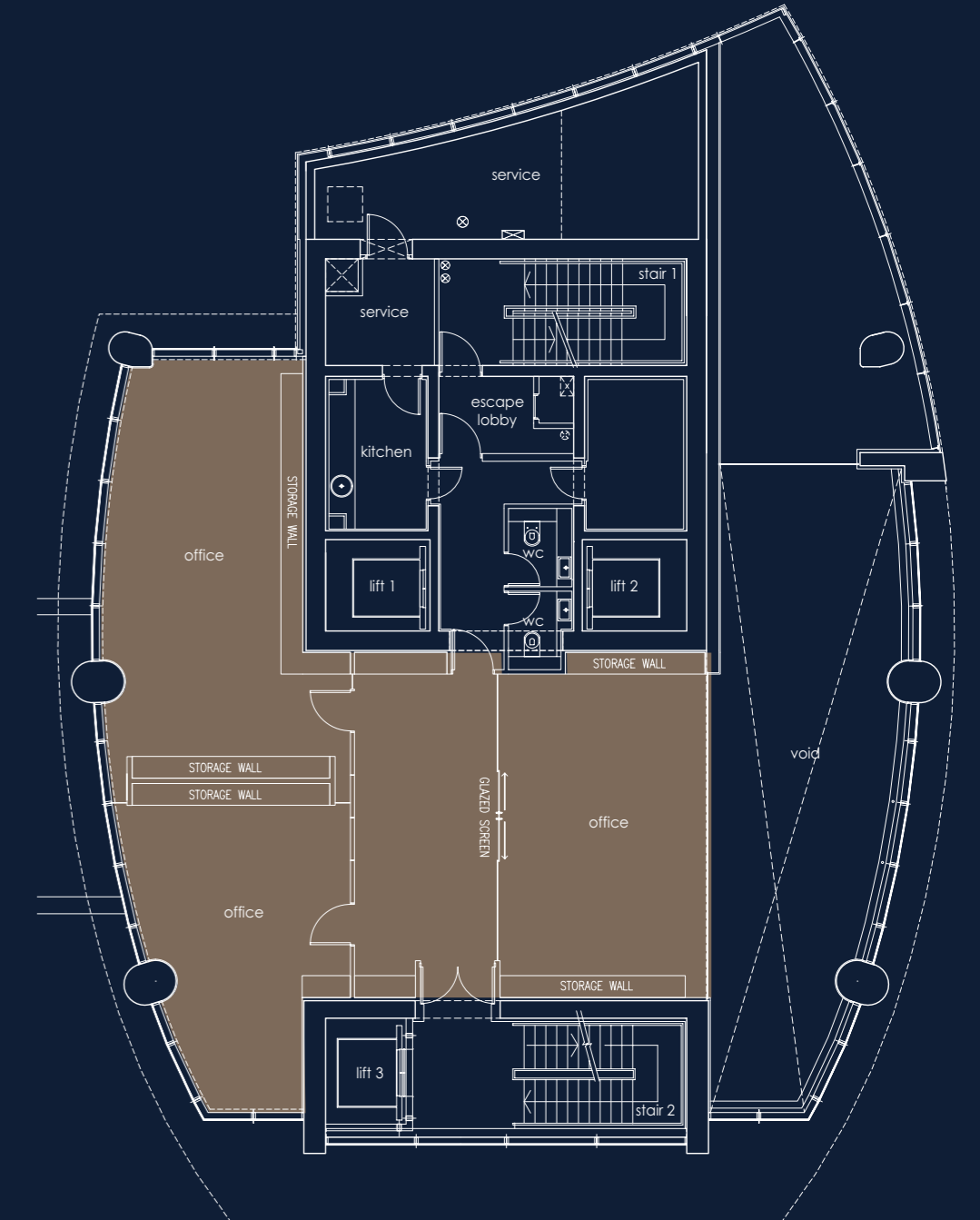


FIRST FLOOR

1,624 sq ft

The specification includes:

- Reverse cycle air-conditioning
- Fully access raised floors to all office areas
- Recessed diffused fluorescent strip lights & spotlights
- Double glazed aluminium framed windows
- Kitchen area
- Male, female & disabled toilets
- Private shower facilities
- Separately metered services

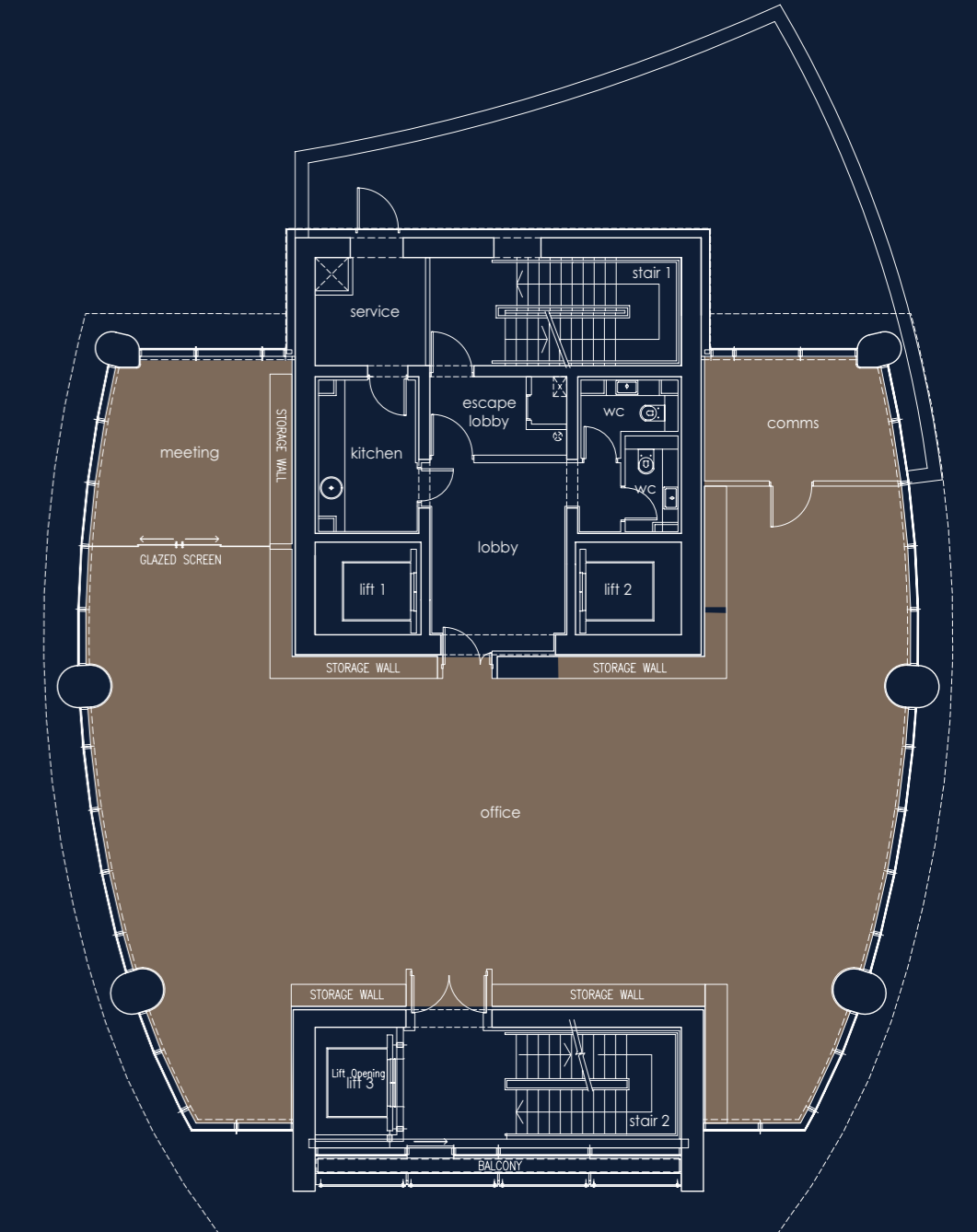
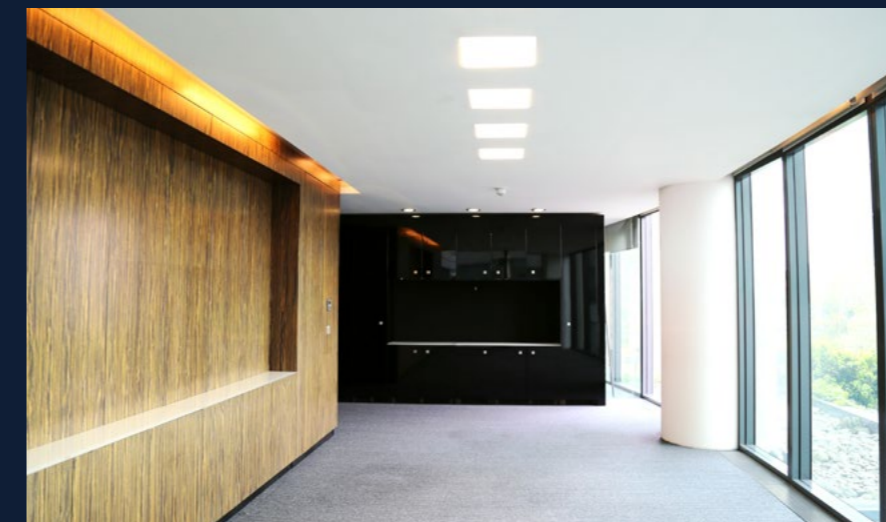
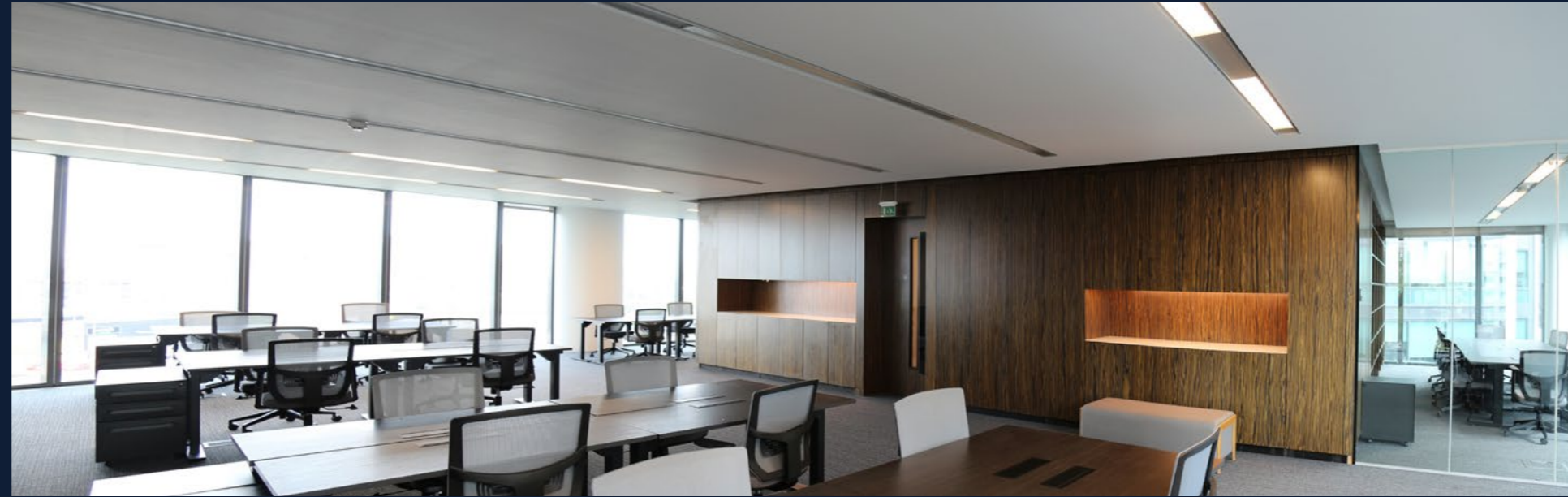


SECOND FLOOR

2,529 sq ft

The specification includes:

- Reverse cycle air-conditioning
- Fully access raised floors to all office areas
- Recessed diffused fluorescent strip lights & spotlights
- Double glazed aluminium framed windows
- Kitchen area
- Male & female toilets
- Separately metered services
- Private balcony area

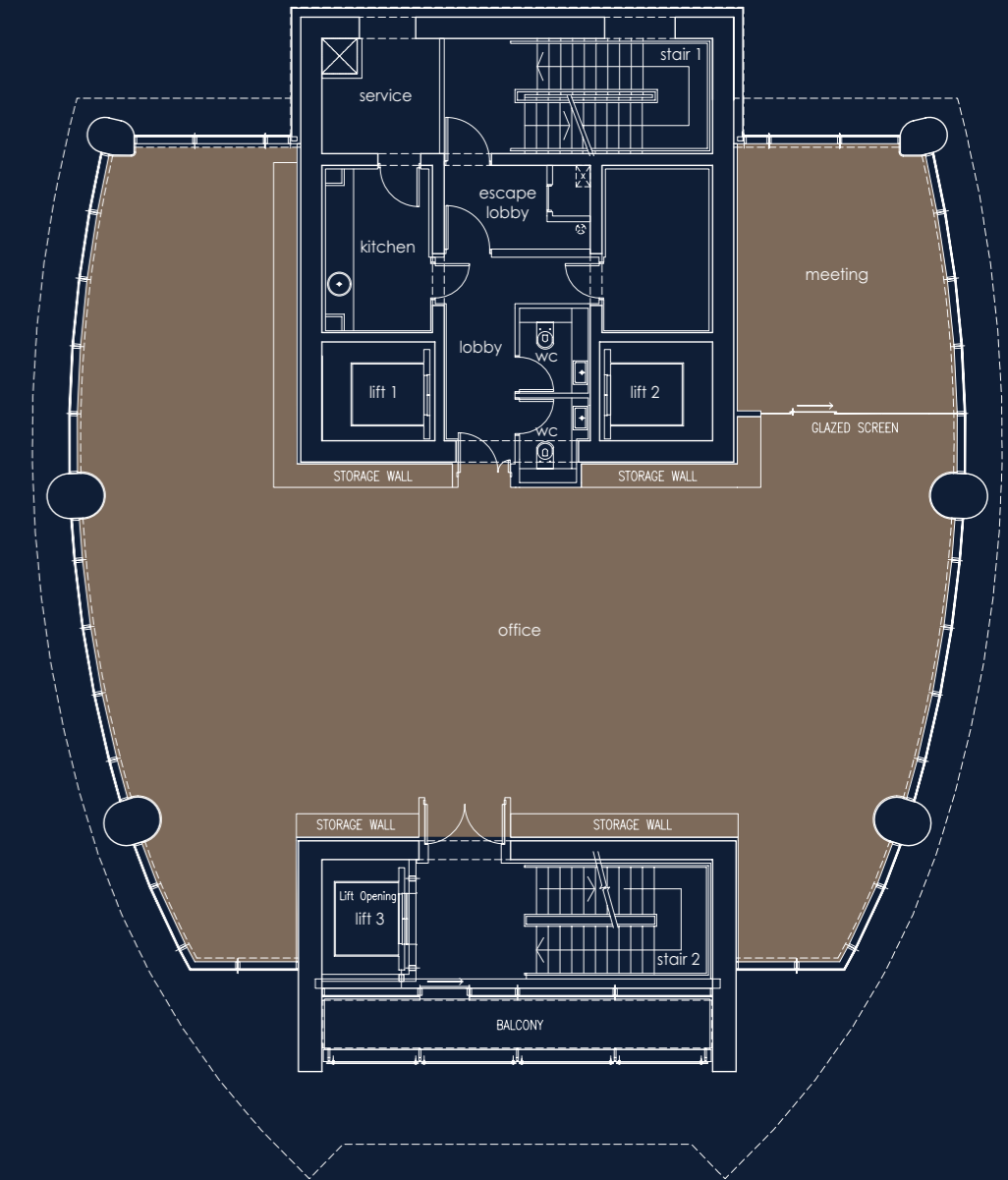


THIRD FLOOR

2,663 sq ft

The specification includes:

- Reverse cycle air-conditioning
- Fully access raised floors to all office areas
- Recessed diffused fluorescent strip lights & spotlights
- Double glazed aluminium framed windows
- Kitchen area
- Male, female & disabled toilets
- Private shower facilities
- Private balcony area
- Separately metered services



AT THE HEART OF LIVERPOOL

West Tower is located in a prime business district and stands as an architectural masterpiece showcasing a seamless blend of contemporary elegance and timeless design.

The property is located on the western end of Brook Street, at the intersection with the A5036 King Edward Street. The property has a main frontage and entrance to Brook Street, with an access road to the rear (East) which serves both the West Tower and the Passport Office. This location forms part of the new prime office core within the city with St Paul's Square a 2 minute walk from the building.

The immediate area has an extensive and diverse mix of bars, cafés and restaurants. Quality hotels and the world famous Liverpool Waterfront are within a few minutes' walk. Liverpool ONE, the Met Quarter, Cavern Walks and traditional retail areas such as Lord Street, Church Street and Bold Street are also within close proximity.





FROM  WALK TO

Moorfields Station	03 mins
Royal Liver Building	05 mins
Liverpool ONE	10 mins
Albert Dock	15 mins
Lime Street	18 mins

FROM  DRIVE TO

Anfield/Goodison Park	08 mins
Lime Street	05 mins
Sefton Park	10 mins
Liverpool Airport	20 mins
Manchester Airport	40 mins

FROM LIME ST TRAIN TO

Warrington Central	28 mins
Manchester Piccadilly	47 mins
Runcorn	25 mins
Birmingham	90 mins
London Euston	120 mins

FROM LJLA FLY TO

Belfast	50 mins
Amsterdam	80 mins
Paris	90 mins
Berlin	120 mins
Madrid	155 mins



WEST TOWER
LIVERPOOL

FOR FURTHER INFORMATION PLEASE CONTACT:

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