

4 ST PAUL'S
SQUARE
LIVERPOOL



TO THE POINT FOR SPACE WITH STYLE AND SUBSTANCE



4 St Paul's Square is an imposing Grade A, BREEAM Excellent rated, office building comprising 109,000 sq ft. It stands prominently at the easterly corner of St Paul's Square public realm.

The building has been ingeniously designed to offer Liverpool's largest column free floor plates. The use of extensive glazing provides the highest levels of natural light and impressive views across the City.

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AN EXCELLENT POINT OF REFERENCE

4 ST PAUL'S SQUARE



The Square has a number of amenities and for further options, Castle Street provides an excellent and diverse mix of bars and restaurants.

Liverpool's exceptional retail offer, Liverpool ONE, Cavern Walks, Met Quarter, Albert Dock, and the long established retail centres of Lord Street and Church Street, are all within a few minutes walk.

Liverpool as a destination for leisure and business is buzzing, visitor figures are up year on year and hotels are flourishing.

Connectivity is excellent, Merseyrail provides links to all areas of Merseyside. Lime Street mainline rail station offers hourly trains to London Euston and connections to the national rail network. Manchester's Victoria Station is just a half hour train journey away.

Liverpool John Lennon Airport operates routes to over 63 destinations, and the M62 / M6 motorways connect directly to the national motorway network.

OPEN SPACE ON THE DOORSTEP

4 St Paul's Square is set within St Paul's Square public realm. Central to Liverpool's new Commercial Business District and with plans to develop Pall Mall and Liverpool Waters, blue chip companies such as the current occupiers of 4 St Paul's Square, are looking to the future and by-passing Liverpool's traditional office locations.

The public realm of St Paul's Square provides one of the very few dedicated outdoor spaces in the business district. It is a relaxing oasis of greenery and imaginative seating zones. These amenities provide an additional outdoor social and break-out space.

With around 20,000 people working within the near vicinity, St Paul's Square is regularly used for networking events, themed markets and product launches, making it an ever changing and vibrant area of the business district.

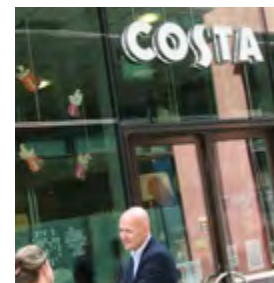
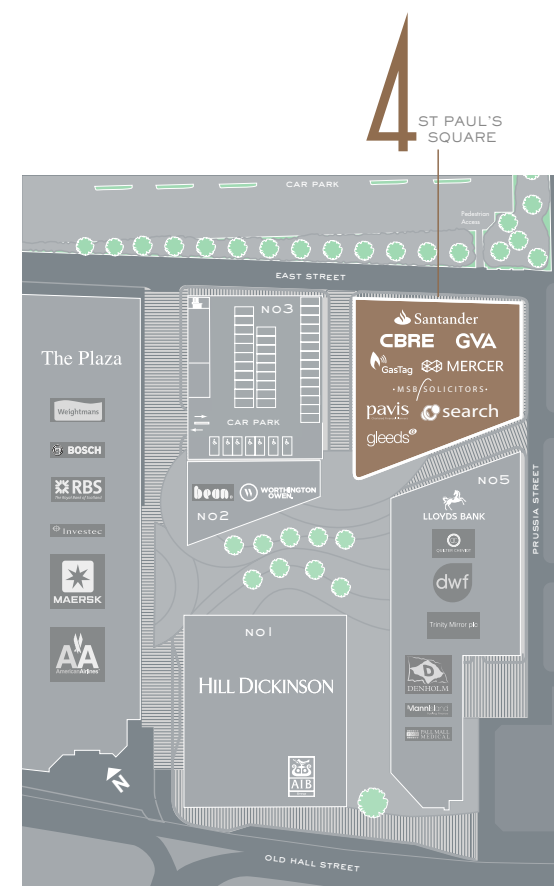


St Paul's Square is home to Liverpool based Bean, who offer unique blends of Rainforest Alliance, Fair Trade and Organic varieties of coffee, handmade salads, sandwiches, wraps, paninis, which are freshly prepared daily. Fully licenced, it is ideal for a drink after work.

Ziferblat, is a unique concept where everything is free; coffee, toast, cake & wi-fi. Payment is based purely on time spent using the facility, at a standard cost per minute.

Other retailers include a branch of Costa Coffee, Chop'd, a national brand specialising in sourcing and selling natural food. Prescient's offer quality food, snacks and barrister served beverages.

WHSmith, the household name for stationary, books, newspapers, magazines, is situated on the north side of the square.



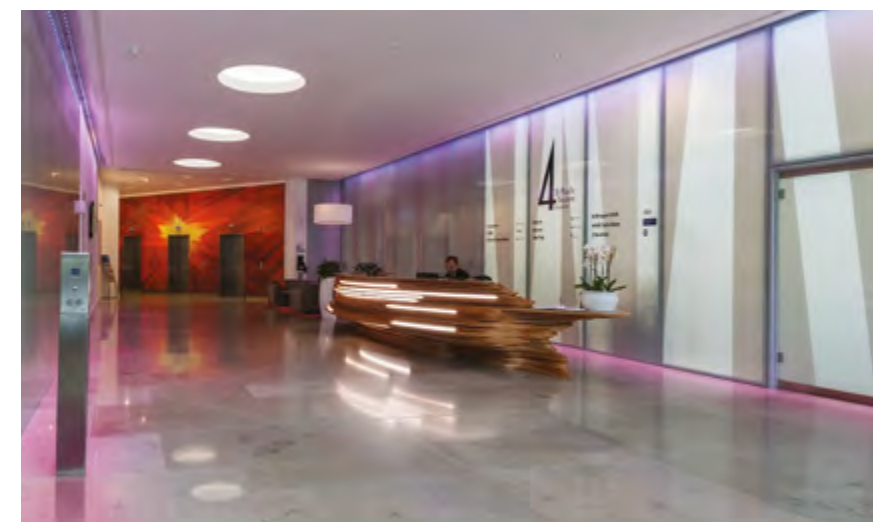
A FRESH APPROACH TO QUALITY SPACE

The reception area of 4 St Paul's Square includes full height back illuminated glass panels which accentuate the depth of the space, whilst the natural Jura Limestone floor is designed to follow the organic shape of the fossil formations within the stone.

The showpiece reception desk is designed to reflect the natural flow of the space. It has been created using sculptured layers of natural polished Cherrywood with understated LED lighting.

Opposite the reception desk is Ziferblat, a unique and popular integrated amenity which offers occupiers additional formal and informal meeting and conference facilities with food and refreshments provided.

Ziferblat also provides employees with an on-site breakout space where they can relax and enjoy breakfast, lunch or simply a coffee with colleagues.



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HI-SPEC SUSTAINABLE SPACE

4 St Paul's Square benefits from flexible column free floor plates.

Available accommodation ranges from entire floors of 14,155 sq ft to smaller suites from 958 sq ft.

The building meets the highest operational and social responsibility requirements for today's occupiers:

- Solar controlled floor to ceiling glazing
- Raised access floors
- Floor loading capacity 4.0kN/m² + 1 kN/m²
- LG7 lighting with PIR sensors
- Megapanel fully accessible metal tiles ceiling system
- Zoned comfort cooling and heating system
- CCTV Security system
- Three 17 person passenger lifts
- Parking at a ratio of 1:1000 sq ft



AVAILABILITY

Seventh Floor	Santander
Sixth Floor	CBRE GVA GasTag gleeds®
Fifth Floor	TO LET 14,155 sq ft (1,315 sq m)
Fourth Floor	MARSH MERCER
Third Floor	MARSH MERCER TO LET 5,286 sq ft (491 sq m)
Second Floor	TO LET 14,155 sq ft (1,315 sq m)
First Floor	pavis MSB SOLICITORS TO LET 3,759 sq ft (349.2 sq m)
Ground Floor	ZIFERBLAT search

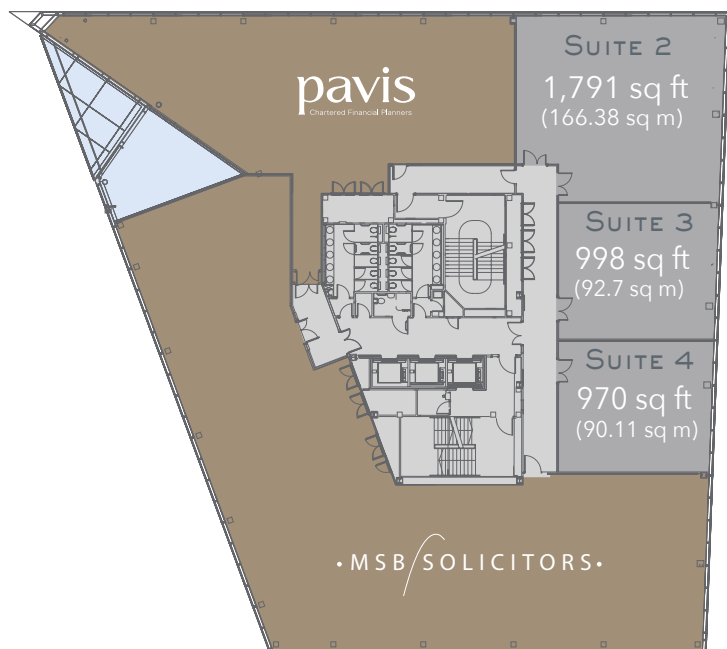
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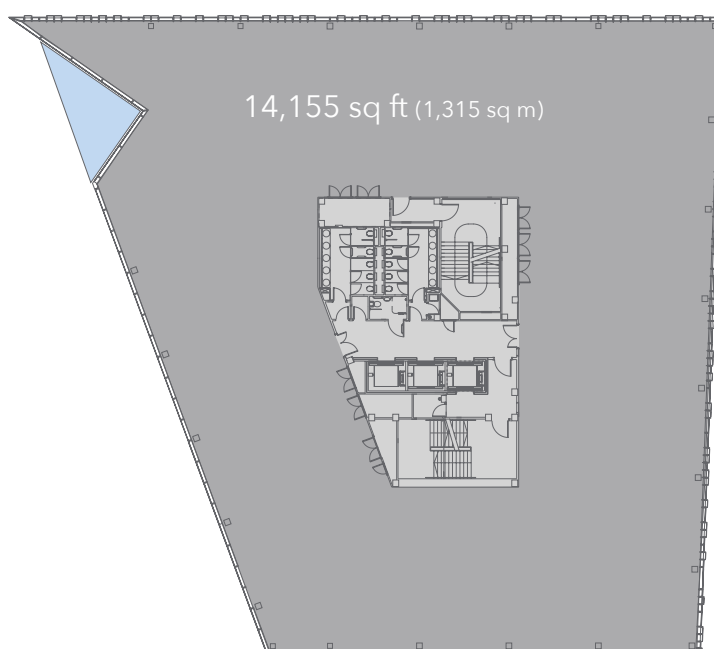
HI-SPEC SUSTAINABLE SPACE



1ST FLOOR TO LET

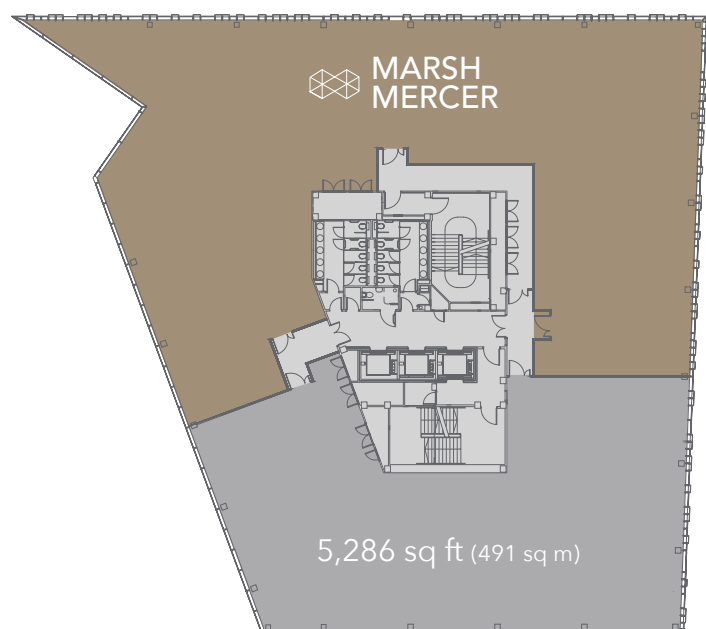


2ND/5TH FLOOR TO LET

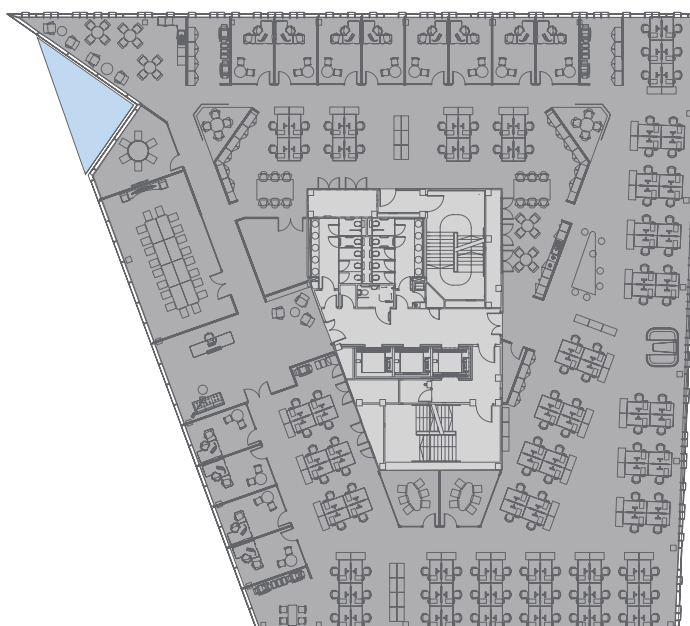


4 ST PAUL'S
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3RD FLOOR TO LET



INDICATIVE SPACE PLAN



- 114 Work stations
- 3 Meeting rooms for 6 people
- 12 Single offices
- Staff breakout for 20 people
- Boardroom for 20 people
- Reception seating for 7 people

SPACE FOR CREATIVITY



4 St Paul's Square is designed to maximise its prominent position within St Paul's Square. Architecturally 'form follows function' with outstanding results. Occupiers have successfully applied their operational requirements and design preference within their own space, all providing very different, but amazing results.



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