

| EXCHANGE
| FLAGS

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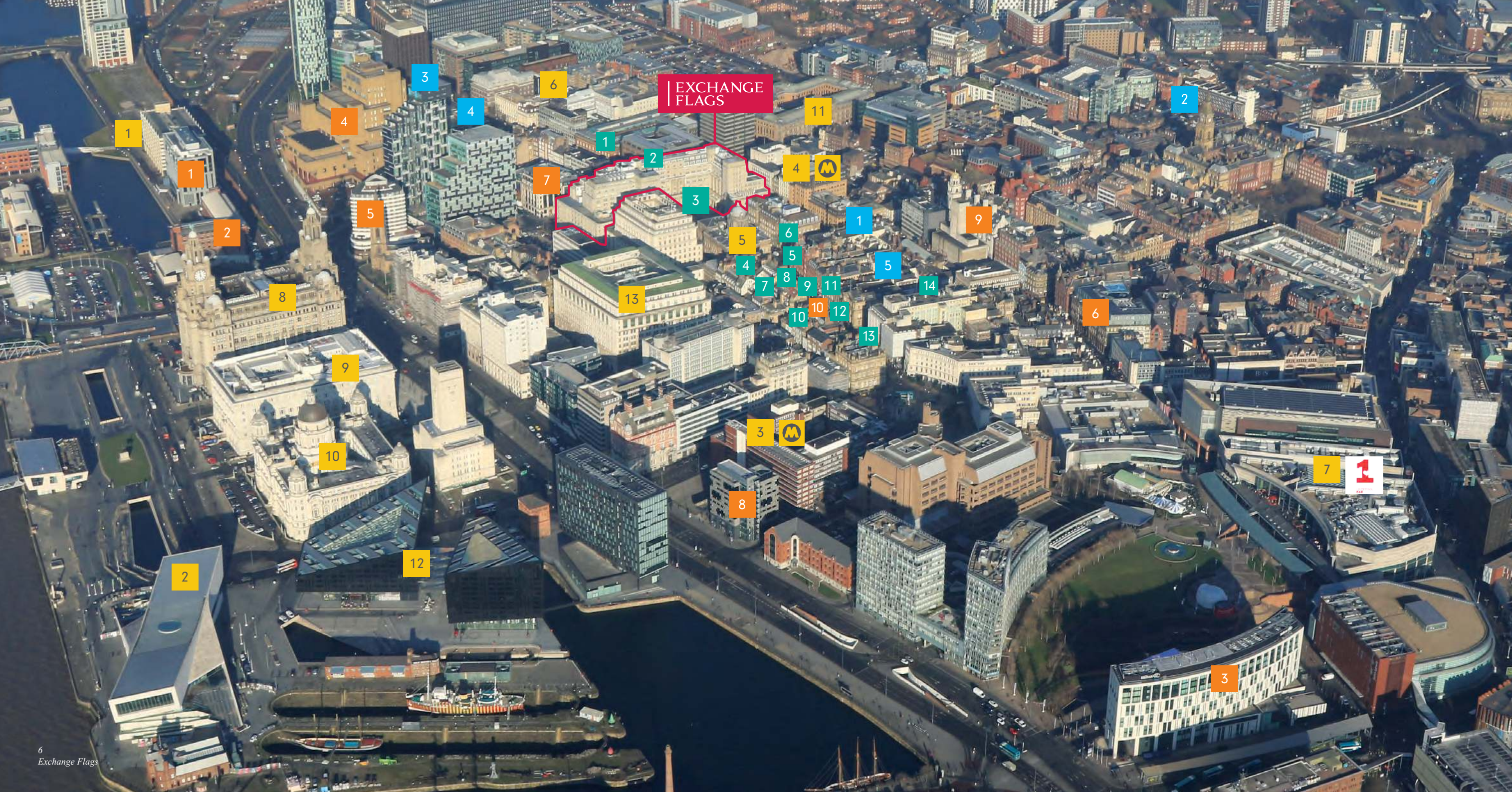
Introduction

Exchange Flags is an iconic Landmark in the heart of Liverpool's Commercial District. Comprehensively refurbished and remodelled to provide modern and efficient workspace with offices from 1,000 sq.ft to 20,000 sq.ft and introducing a vibrant new restaurant destination for the City.

Exchange Flags comprises two distinct buildings; Horton House and Walker House, combining stunning historic architecture with modern, stylish refurbishment providing Grade A offices.



The Flags



1. Princes Dock
2. Museum Of Liverpool
3. James St Station
4. Moorfields Station
5. Town Hall
6. St Paul's Square
7. Liverpool One
8. Royal Liver Building
9. Cunard Building
10. Port of Liverpool Building
11. Exchange Station
12. Mann Island
13. India Building



1. Starbucks
2. Costa
3. Fazenda
- Vincent's
- Gourmet Coffee
- Philpotts
4. Mowgli
5. Cau
6. Gino D'Acampo
7. Bacaro
8. Castle St Townhouse
9. San Carlo
10. Restaurant Bar & Grill
11. The Alchemist
12. Caffè Nero
13. Neighbourhood
14. Piccolino



1. Malmaison
2. Crowne Plaza
3. Hilton
4. Raddisson Blu
5. Mercure Atlantic Tower
6. Hard Days Night
7. Ingido
8. Travellodge
9. Aloft
10. easyHotel



1. JD Gyms
2. Nourish Boutique Gym
3. Signature Fit Club
4. The Yoga Hub
5. White Wolf Yoga

Walker House

- Large open floor plates with panoramic views of Liverpool
- BREEAM rating “Very Good”
- Newly remodelled reception area
- Secure basement car parking
- Fully accessible raised floors
- LG7 compliant lighting
- High specification HVAC comfort cooling
- Bicycle racks and electric car charging point
- Shower facilities



Reception



Available space

4TH FLOOR

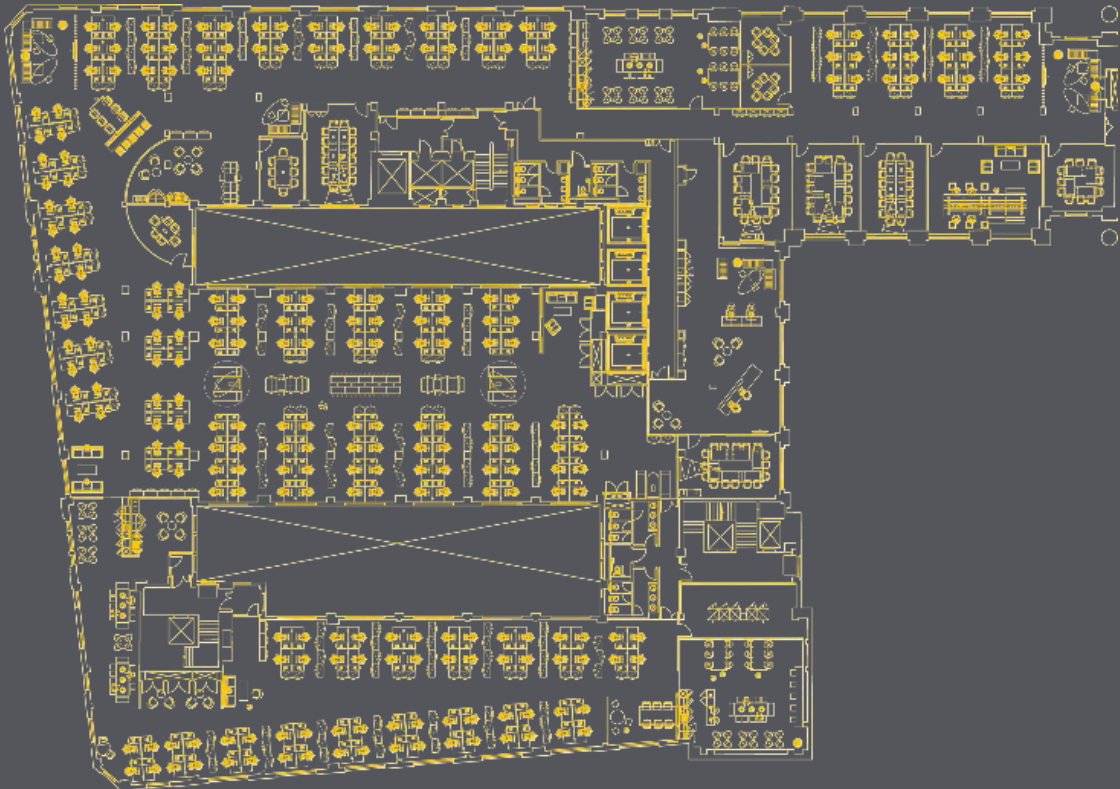
10,764 SQ FT | 999.97 SQ M

PART 5TH FLOOR

6,100 SQ FT | 566.7 SQ M

PART 7TH FLOOR

2,485 SQ FT | 230.8 SQ M



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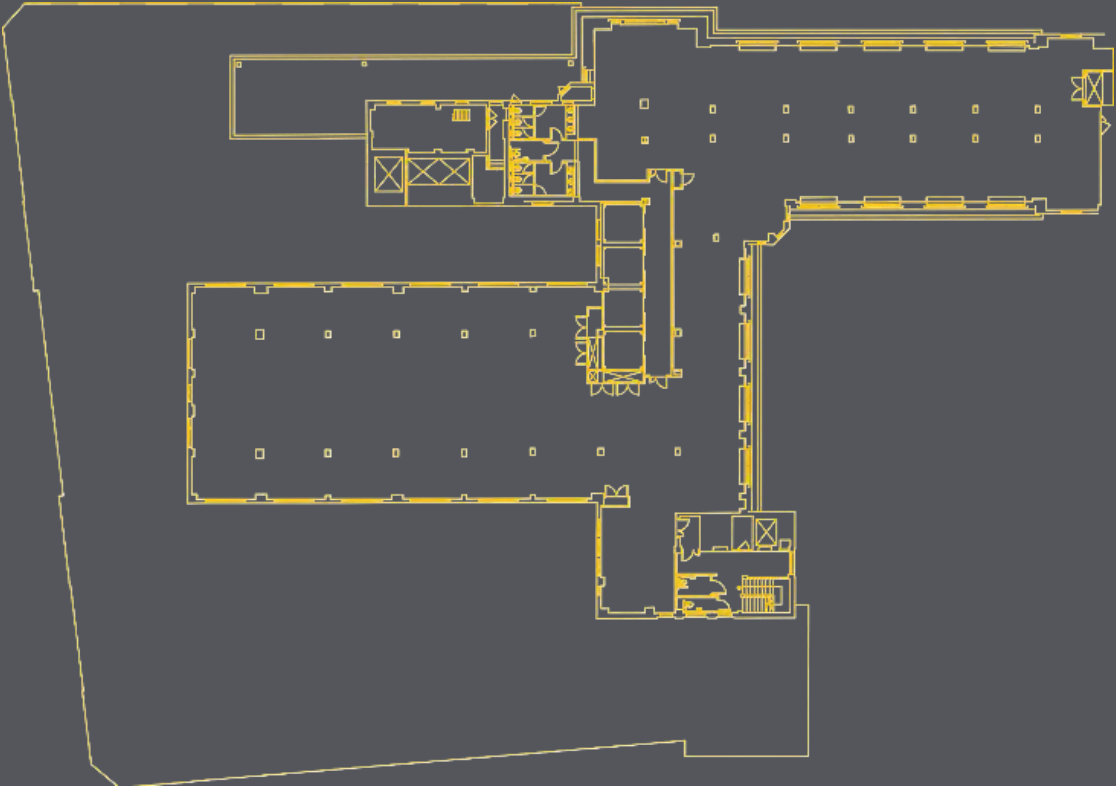
Horton House

- Stylish contemporary reception area
- High specification HVAC comfort cooling
- Secure basement car parking
- Fully accessible raised floors
- LG7 compliant lighting
- Shower facilities
- Bicycle racks and electric car charging point



Available space

9TH FLOOR
SQFT 3,974 | SQM 369



Meeting Room



Monument



View from the roof of Exchange Flags

Well-connected

With panoramic views of Liverpool, Exchange Flags offers an unrivalled location in the Commercial District. Positioned directly behind the Town Hall and walking distance from all of the cities key places it's just a short stroll to Liverpool ONE, and seconds from Moorfields train station.

Car

Liverpool has excellent transport links with direct access to the M62, M57, and M53 motorways leading to the national motorway network.

Rail

Liverpool Lime Street provides mainline service connections to all major UK towns and cities with London Euston just over 2 hours away with trains departing hourly.

Air

Liverpool John Lennon airport, with direct flights to over 70 destinations, is just 9 miles away (around 20 minutes by taxi).

Ferry

Just a short stroll to the Pierhead will have you aboard Mersey Ferries who offer a regular service to Birkenhead and the Wirral.

Needs Caption





The Flags



Liverpool Town Hall



Mowgli

Situated at the top of Castle Street, Liverpool's newly remodelled gastronomic quarter, Exchange Flags is surrounded by the finest restaurants and bars in the city and just a short walk from Liverpool ONE, home to the best shops in the city.

What's Here

Award winning restaurants, Fazenda and Vincents are on site, so you don't need to venture far to eat out in luxury surroundings.

Philpotts and Gourmet Coffee offer an informal setting where you can grab some lunch or a healthy breakfast.

Fazenda



Vincents Cafe



San Carlo desert

Wellbeing is important to us, and we run bi-weekly yoga and meditation classes, available to all tenants.

With our regular events programme at Exchange Flags there's always something to do.

Vincents Cafe



Philpotts



Bacaro

Exchange Flags is within walking distance of all the City's key destinations.

Piccolino



Neighbourhood

Castle st Townhouse



Letting Agents

GVA
An **APLEONA** company



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For further information or to arrange a viewing please
contact the joint agents.

BREEAM

Walker House has achieved a BREEAM rating of “Very Good”.

EPC

Walker House has an energy performance rating of C62.

SERVICE CHARGE

Any ingoing tenant will be responsible for the payment of a service charge
towards the upkeep and maintenance of the common areas.

VAT

All figures quoted are exclusive of, but may be liable to, VAT at the
prevailing rate.

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