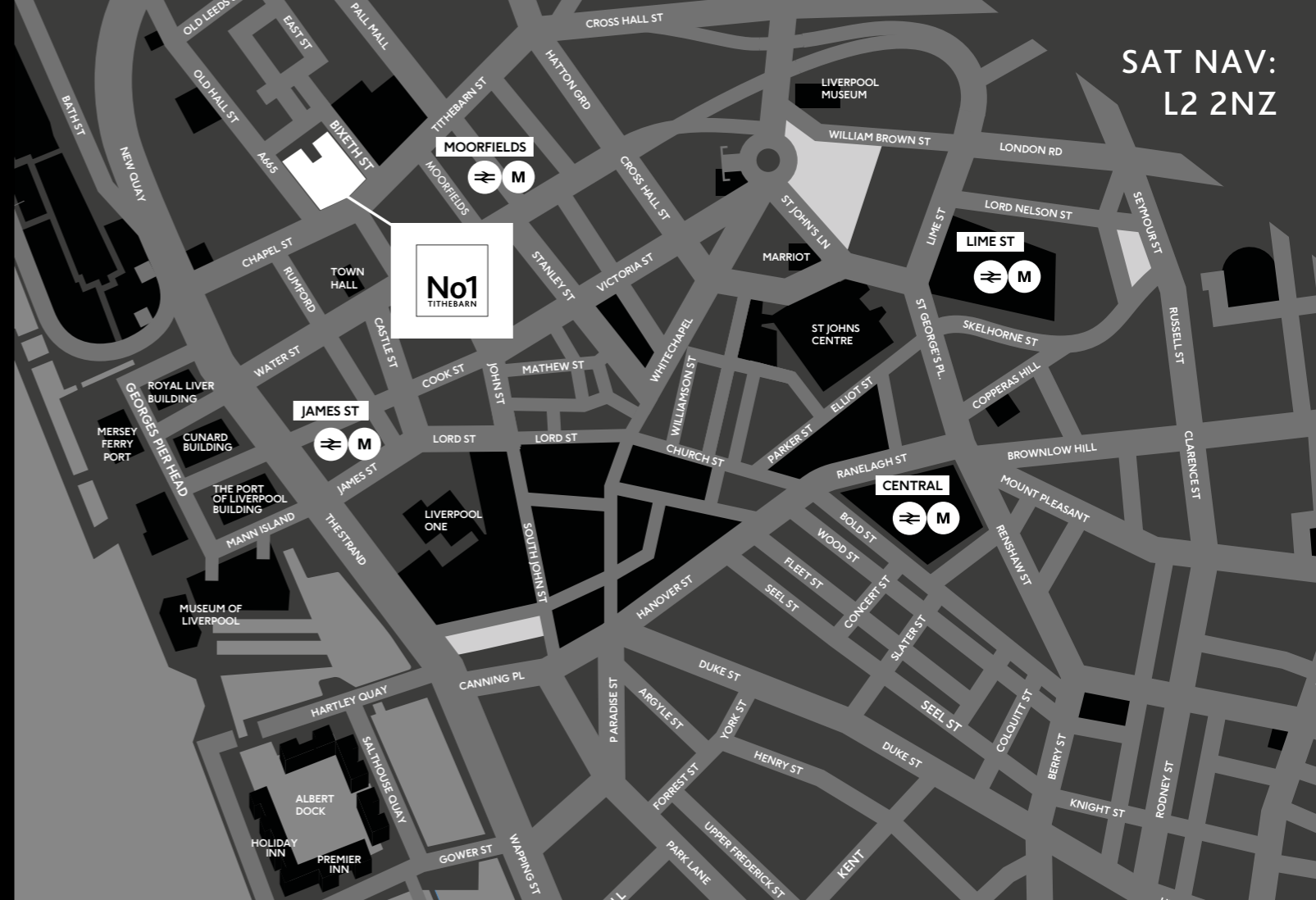


**No1**  
TITHEBARN

## INTRODUCTION

No.1 Tithebarn is a seven storey office building totalling 115,000 sq ft, located in a prominent position on the corner of Tithebarn Street and Old Hall Street in the heart of Liverpool's Central Business District. The building has recently undergone a comprehensive programme of refurbishment to the reception and common areas and provides large, efficient, open plan floorplates at mezzanine level and on the upper floors.

At ground floor level, there is both a Costa Coffee and a dedicated entrance to Moorfields Merseyrail station, which provides direct access to the Wirral and Liverpool Lime Street.



## LOCATION

No.1 Tithebarn is an imposing building situated on the corner of Tithebarn Street and Old Hall Street, within the heart of Liverpool's Central Business District. Immediately to the North lies St Paul's Square whilst to the South lies Liverpool One – a premier destination for shopping, dining and living. The building itself benefits from exceptional access to public transport with its own entrance to Moorfields Merseyrail station and the full range of city centre amenities are available within a few minutes' walk of the building. Liverpool's waterfront is within a 10 minutes' walk from the building.





## AMENITIES

### Leisure & retail

1. Liverpool One
2. Albert Dock
3. Echo Arena
4. Starbucks
5. Bean (St Paul's Square)
6. Costa (St Paul's Square)
7. Tesco Metro (Old Hall St)
8. Sainsbury's Local (Old Hall St)
9. Piccolino Restaurant
10. Panoramic 34
11. Alchemist
12. Bacaro
13. San Carlo
14. Restaurant Bar & Grill
15. Castle Street Townhouse

### Hotels

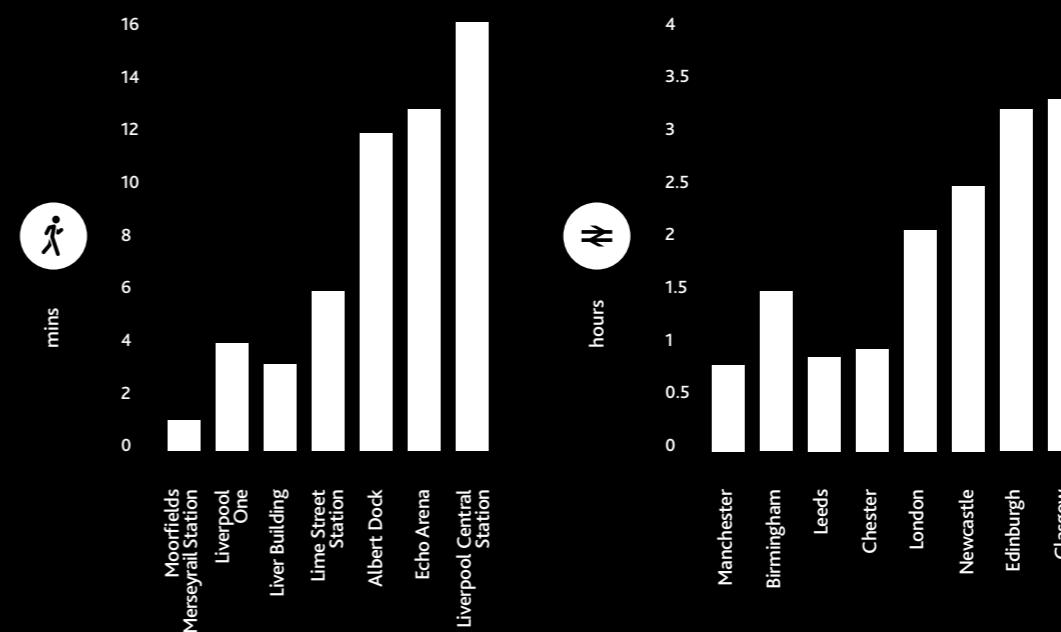
16. Crowne Plaza
17. 62 Castle St
18. Hard Days Night
19. The Raquet Club
20. Mercure
21. Malmaison
22. Radisson Blu
23. Hilton (Liverpool One)
24. Indigo
25. Travel Lodge

### Transport

26. Bus Interchange
27. James St Merseyrail Station
28. Moorfields Merseyrail Station
29. Mersey Ferries



## CONNECTIVITY

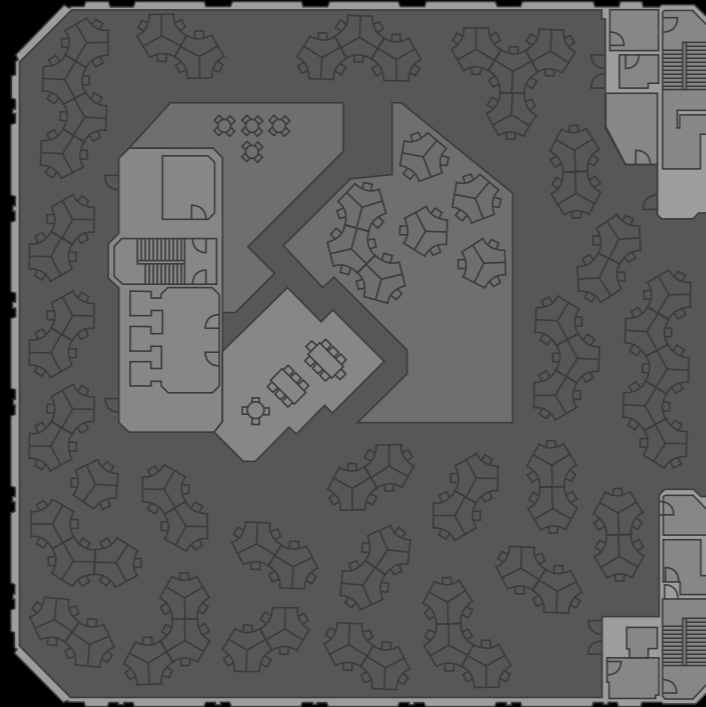


Liverpool John Lennon Airport handles 5.3 million passengers per year and offers flights to approximately 60 destinations within the UK and across Europe.

# PLANS

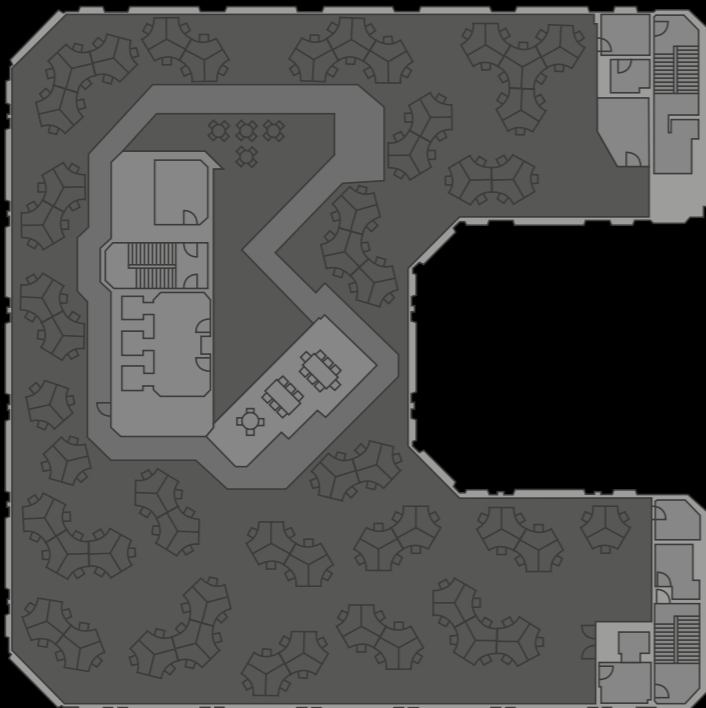
## 2nd Floor

- Reception & 6 person visitor waiting area
- 1 x 8 person meeting room 1no 6 person meeting room
- 1 x 4 person meeting room
- 210 x workstations
- 1 x large print station
- 1 x large recycle point
- 1 x 1-2-1 quiet booth
- 1 x team booth
- 5 x open plan soft seat 1-2-1
- 1 x open plan 16 person breakout area
- 1 x 6 person soft seating team area
- 1 x 50 person staff breakout
- 230 x lockers
- 1 x comms room



## 5th Floor

- Reception & 6 person visitor waiting
- 1 x 8 person meeting room
- 1 x 6 person meeting room
- 1 x 4 person meeting room
- 156 x workstations
- 1 x print station
- 2 x 1-2-1 quiet booth
- 1 x team booth
- 1 x collaboration table
- 5 x 1-2-1 open plan soft seating
- 6 x 16 person open plan breakout area
- 1 x 8 person soft seating team area
- 1 x 50 person staff breakout
- 160 x lockers
- 1 x high team bench
- 1 x comms room



LARGE, EFFICIENT,  
OPEN PLAN  
FLOORPLATES.



## AVAILABILITY

<b>Mezzanine:</b>	8,350 sq ft (775.7 sq m)
<b>2nd floor:</b>	18,473 sq ft (1,716 sq m)
<b>Part 4th floor:</b>	6,526 sq ft (606.2 sq m)
<b>5th floor:</b>	15,134 sq ft (1,406 sq m)

## SPECIFICATION

- Large open plan floorplates upto 18,473 sq ft
- Fully-accessible raised floors
- Air conditioning
- LG7 lighting
- Metal tile suspended ceilings
- Newly refurbished, double-height entrance & reception
- EPC "C70"

## CONTACT



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**No1**  
TITHEBARN