

# RUMFORD COURT OFFICES

High Quality Office Accommodation at the heart of Liverpool's Business District

## TO LET

- Suites from 450 sq ft
- Self contained office building available for larger occupiers



## THE CONCEPT

Rumford Court complex is located on Rumford Place close to Chapel Street in Liverpool City Centre. Consisting of 7 period buildings, 5 of which we let to a variety of high quality tenants. Properties comprise of Alabama House, Bulloch House, Enrica House, Winslow House and Charleston House. The remaining complex is owner occupied by professional companies.

The Key Benefits include:

- Flexible terms from 12 months upwards
- Standard lease for all suites saving on legal costs
- Affordable all inclusive deals providing financial certainty
- Proactive on-site management team
- Meeting room and Conference Room facilities available to hire on adhoc basis
- Business district setting close to Merseyrail Stations



# RUMFORD COURT OFFICES



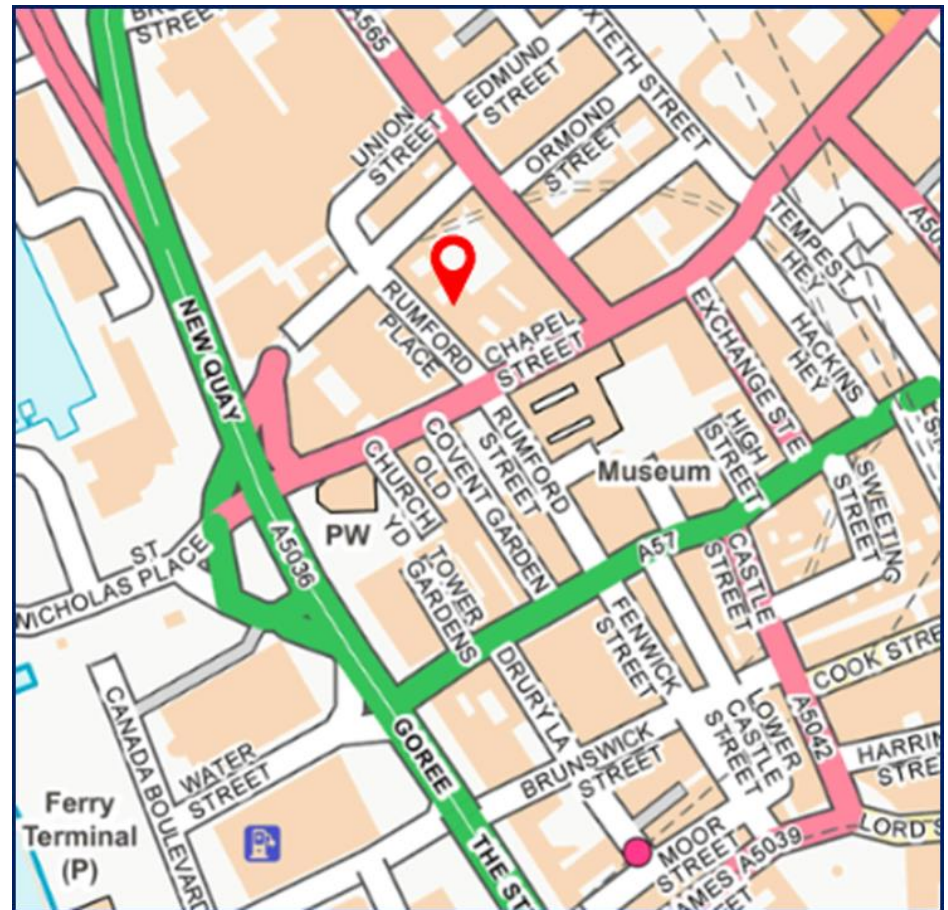
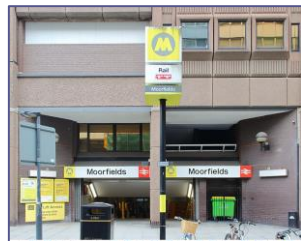
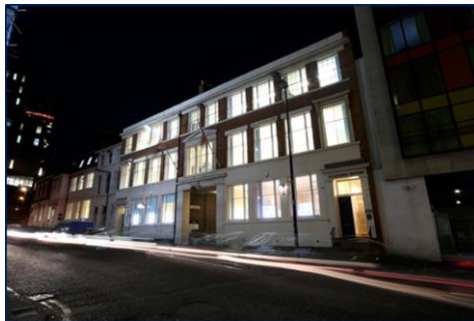


## THE DESTINATION

Rumford Court is in the heart of Liverpool City Centres office district. The scheme is approached via Runford Place which in turn is accessed from Old Hall Street or Chapel Street. Moorfields Railway Station is near along with the Birkenhead Tunnel Exit.



**NCP**





## THE OFFER

Rumford Court offers space in 5 distinct modernised period buildings and has attracted a mix of like minded businesses and professionals, with the benefit of discrete accommodation with a strong sense of identity not found in larger multi-let office blocks.

The self-contained accommodation provides excellent corporate identity and the picturesque cobbled courtyard adds to the overall ambience of a unique city centre location with a swathe of history. The buildings are managed by a small focused team located on site.

There is a harmonious sense of business community amongst occupiers including financial management consultants, surveyors, insurance brokers, architects and health care providers. Additional meeting and conference facilities are also available to tenants.



## JOIN AN EXCLUSIVE CLUB

Companies located in Rumford Court include:

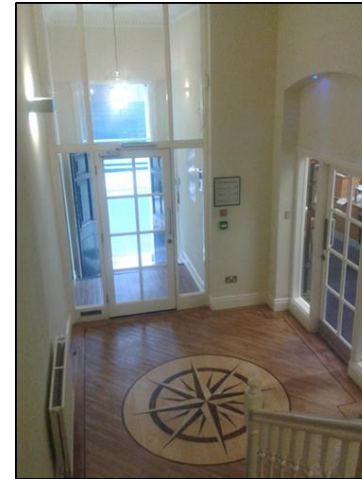
- Keppie Massie Surveyors
- Kingsbridge Insurance Brokers
- 10 Architects
- Amion Consulting
- Hitec Exports
- Grantley Lowe Surveyors
- Clegg Gifford and Co insurance
- Holistic Realignment
- Aztec Interiors
- Physica



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## SPECIFICATION

- Fob access system with 24 hour access
- Accommodation is self-contained with own entrances
- Most suites have own tea point.
- Full prewired Cat 5 cabling with powered floor boxes.
- High speed IT connection available
- Gas central heating
- Male and female WCs to all floors.
- Additional meeting and board rooms are available to hire
- Furniture where required



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## FACILITIES AT ALABAMA HOUSE

We have two small meeting rooms (4/5 people) and a large boardroom facility (up to 18 people) available to hire on an ad hoc basis subject to availability.

The rooms are available in Alabama House.





## HISTORY

The Rumford Court Complex was originally built in the mid 19th Century and have significant historical importance due to the role they played during the American Civil War.

The offices in Rumford Place had a direct connection to the Confederates. Nautilus House (later Bulloch House) was at that time the office of Fraser Trenholme and Co, Cotton Brokers (who had their headquarters in Charleston, South Carolina), it also housed the unofficial Confederate embassy to Great Britain under the leadership of James Dunwoody Bulloch.

Plaques were placed on the buildings after their refurbishment in 1991 to mark this historic connection to that war. The courtyard has many American visitors and is also on the Liverpool Slavery Tour route.

After the refurbishment of the buildings in 1991 they were given Confederate linked names and the plaques contain symbols of the Southern States of America.

In the sub basement of the complex are rings in the walls in the tunnel. It is a popular misconception that these were used for slaves. These were actually used for French prisoners of the Napoleonic Wars. They were kept there from the ships prior to being taken to the Castle for incarceration. The monument in Exchange Flags is to Lord Nelson and the 'slaves' in chains are the French prisoners.



**Rumford Court  
from Rumford Place  
c1960**



## AVAILABILITY

Available accommodation and associated costs are set out within individual documents for each suite downloadable from our website.

Alternatively contact Keppie Massie for further information.

## CONTACT

For any enquiries regarding offices available within Rumford Court please do not hesitate to contact:

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Declaration: A Director of Keppie Massie has an interest in the property



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