ENTER >

one
ST PAUL'S
SQUARE
LIVERPOOL
FROM 13,500-34,000 SQ FT OF CONTEMPORARY SPACE
IN LIVERPOOL'S PREMIER OFFICE BUILDING
www.onestpaulssquare.com

one ST PAUL'S SQUARE LIVERPOOL

STUNNING ARCHITECTURE

One St Paul's Square is a contemporary 8 storey office building, incorporating imaginative architectural features, quality finishes and considered sustainability.

The visual impact of the internal full height Atrium is stunning and the clever design allows high levels of natural light to flood into every floor.

The building is situated in St Paul's Square and is bounded by Old Hall Street. It was constructed as the first phase of St Paul's Square, the most significant commercial office led development in Liverpool City Centre within the last decade.

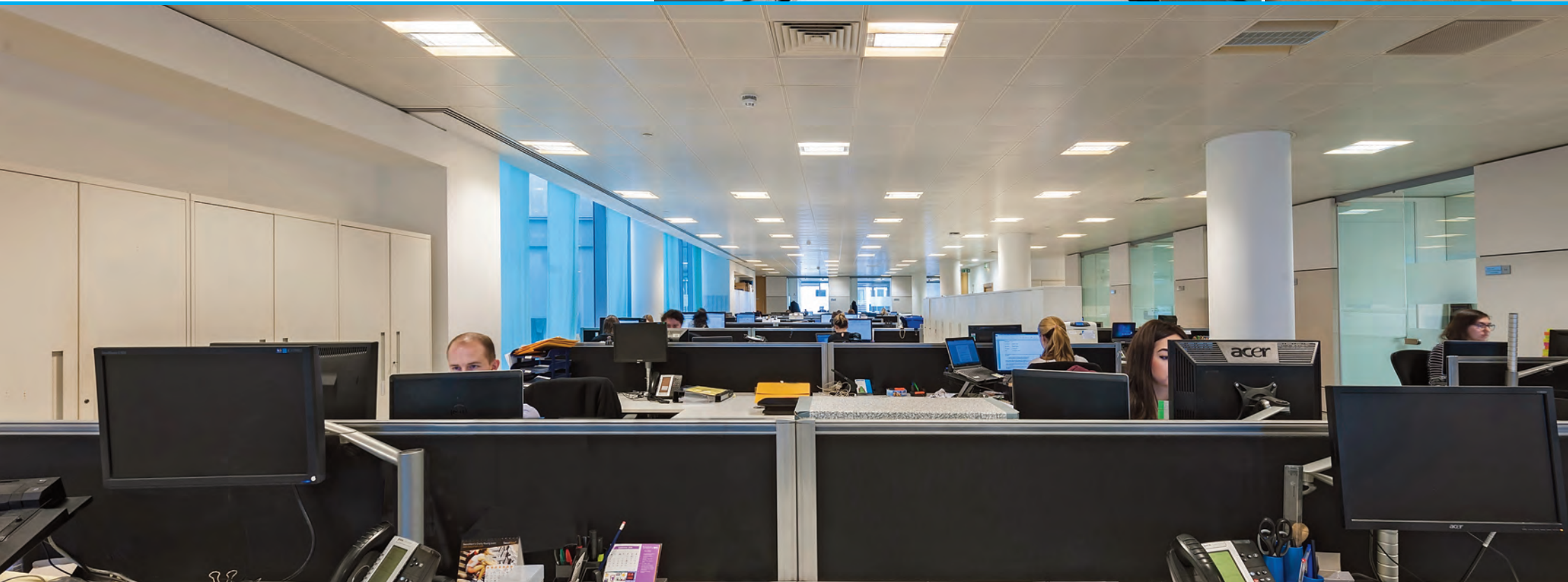
Old Hall Street is the spine of Liverpool's new Central Business District and is home to several major new and refurbished office developments including St Paul's Square, The Plaza, The Capital, and Exchange Flags.

The area boasts a host of high profile occupiers including Trinity Mirror, Maersk Line, The Royal Bank of Scotland, Allied Irish Bank, Investec, Lloyds, Santander, DWF, Weightmans and US Airways.

LIGHT BRIGHT SPACE

Floorplates in One St Paul's Square offer maximum flexibility for both open plan and cellular offices.

Floor to ceiling windows create an exceptionally bright working environment and provides impressive views across the City and St Paul's Square.



FLOOR AREAS

Floor	Sq Ft	Sq M
3	16,933	1,573.1
4	16,964	1,576.0
Total	**33,897**	**3,149.0**

Floors can be split to provide suites from circa 13,500 sq ft

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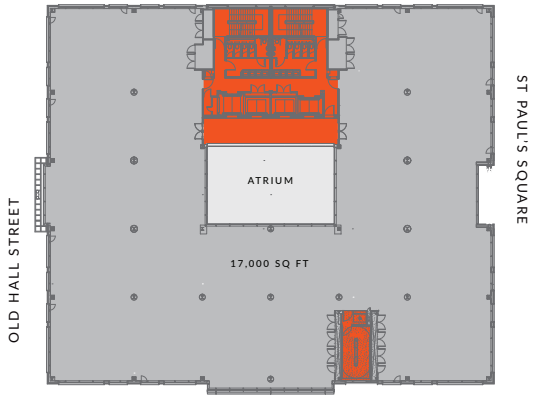
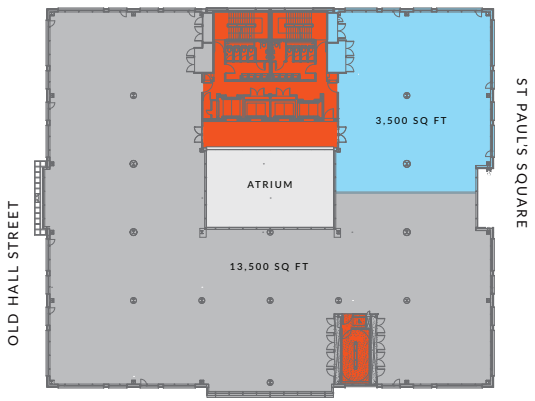
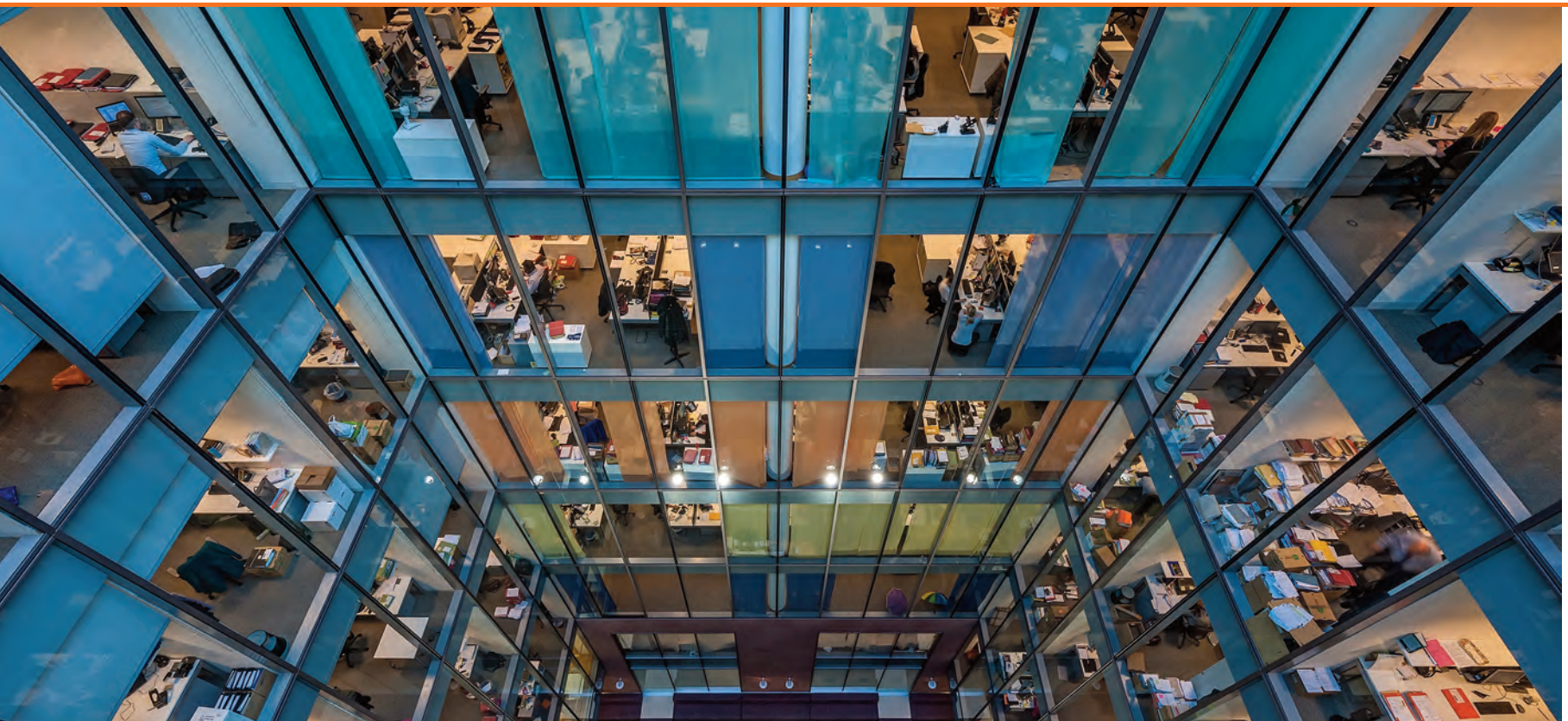


INDICATIVE FLOOR SPLIT





SPECIFICATION

- Four pipe fan coil air-conditioning
- Fully accessed raised floors
- Suspended ceilings incorporating LG3 Lighting
- Clear floor to ceiling height approx 2.75 metres
- 3 x 17 person passenger lifts and 1 x goods lift
- Male, female and disabled facilities on each floor
- Shower facilties at ground floor level
- WC facilities to each floor
- Impressive full height fully-glazed atrium
- Car parking is available at a ratio of 1:1000 sq ft (net)

CONFERENCE / PRESENTATION SUITE

Five star conference / meeting room / presentation facilities are located on the seventh floor. The stylish surroundings with 'state of the art' conferencing and presentation facilities can be reserved for use by occupiers.

Views of the immediate cityscape, River Mersey and the Wirral Peninsula from this level are unrivalled.

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FURTHER FACILITIES

QUALITY IN HOUSE FACILITIES

Occupiers have exclusive access to the *'number one cafe'* a fully equipped, spacious restaurant located on the first floor, serving a varied selection of hot, cold and healthy food choices.

CONFERENCE / PRESENTATION SUITE

ATTENTION TO DETAIL...

AMENITIES

St Paul's Square offers a mix of multinational and independent coffee shops. There is a healthy option restaurant, a branch of WH Smith and a revolutionary Ziferblat 'pay per minute' cafe.

There are a number of Health & Fitness establishments in the immediate vicinity.

LOCATION

One St Paul's Square benefits from excellent transport links being just a few minutes from Leeds Street, a direct link to the Kingsway / Queensway Mersey Tunnels and which also offers easy access to the M57/58 and M62 motorways.

Moorfields Merseyrail Station is within 4 minutes walk there are bus services locally providing routes to all parts of Merseyside. The Mersey Ferries terminal is a few minutes walk to the Pier Head.

Liverpool ONE and retail centres of Lord Street and Church Street are within 10 minutes walking distance.

Bars and restaurants abound particularly in nearby Castle Street which has become Liverpool's new gastronomic quarter.

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TERMS

The accommodation is available on lease terms to be agreed.

VAT

VAT will be charged at the prevailing rate.

SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the common areas and the St Paul's Square Estate.

EPC

EPC Rating C

VIEWING

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

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