

Suites available from  
120 – 20,959 Sq Ft.



**Liverpool's No.1  
Office Location, Has  
Been Transformed**

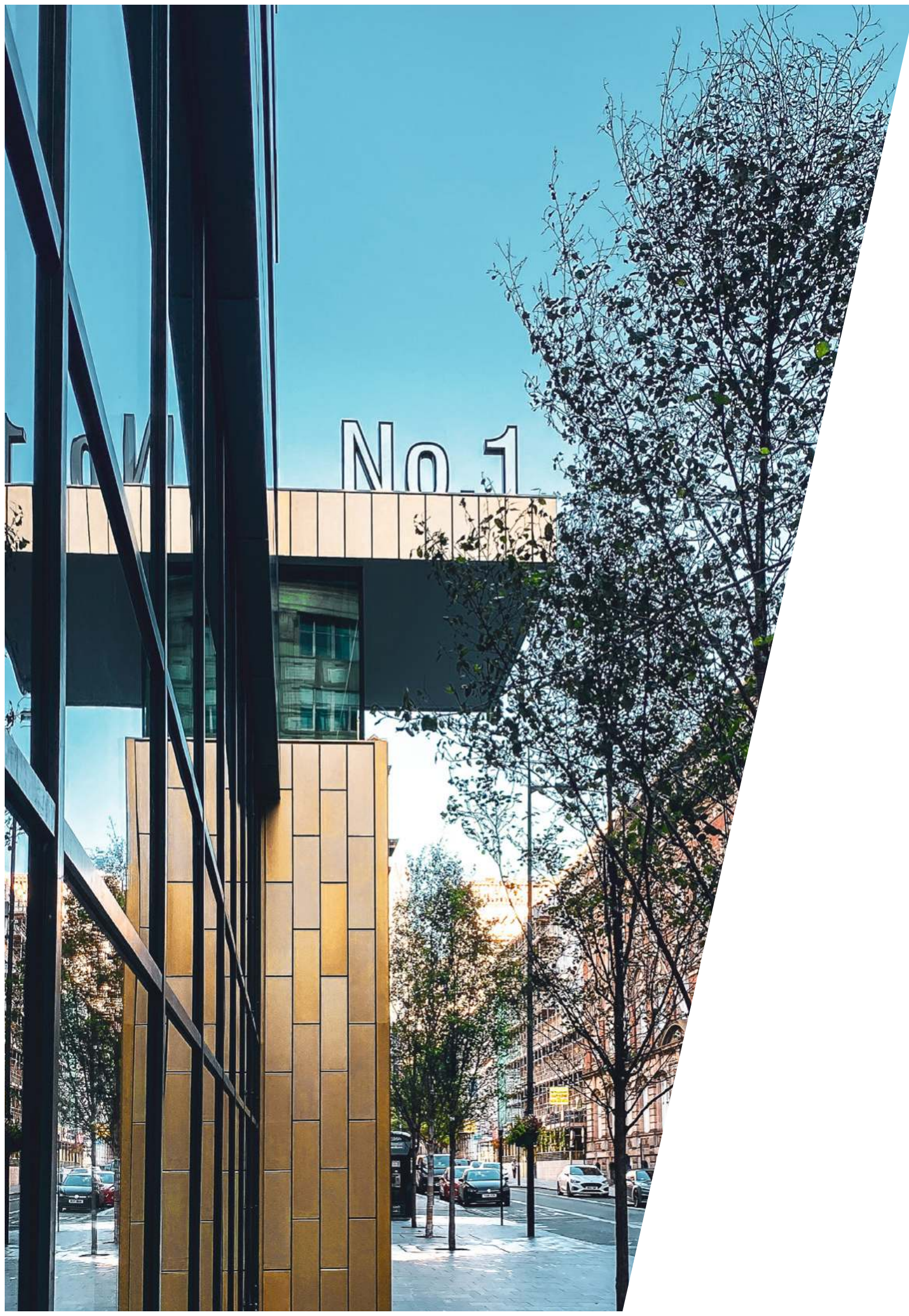
**No.1  
OLD HALL  
STREET**



# No.1 OLD HALL STREET







## No.1 Old Hall Street, Liverpool's No.1 Located Office

No. 1 Old Hall Street is a landmark building at the epi-centre of Liverpool's business district.

Located directly opposite Moorfields train station, it is the perfect setting for organisations wanting to optimise productivity and create an exceptional work environment for employees to thrive.

The building has been re-modelled with sustainability at its heart, including striking new facades, double-glazed windows to all upper floors and feature full-height double glazing to the ground and upper ground floors. A new insulated roof has also been added, as well as a future-proofed power supply and a remodelled entrance providing new amenities for occupiers and their visitors.

Works are now complete and the building has been transformed into the city's No.1 office location.

Grade A space is available on the Upper Ground, First and Fifth floors ranging from 4,194 - 9,655 ft<sup>2</sup>. Perfect to fit out as inspiring hybrid, post-covid workplaces, or, more simply, as traditional open plan or cellular offices.

Flexi-offices also available are ideal for smaller businesses looking to grow and wanting a prime city centre address, or, to support flexible corporate accommodation strategies.







# First

Size - 7,100 Sq Ft.

## First Floor.

The floor-plate is currently in shell condition  
With a deeper floorplate and a feature glazed  
area directly above the building's main entrance,  
this suite offers tenants the ability to be more  
creative and put their own stamp on their space.  
offering a tenant the ability to put their stamp  
on the space.

Typical landlord specification would be  
raised access floor, metal plank system  
ceiling with LED lighting and VRF air  
conditioning system within.

### Specification.

Lighting  
LED Strip Lighting

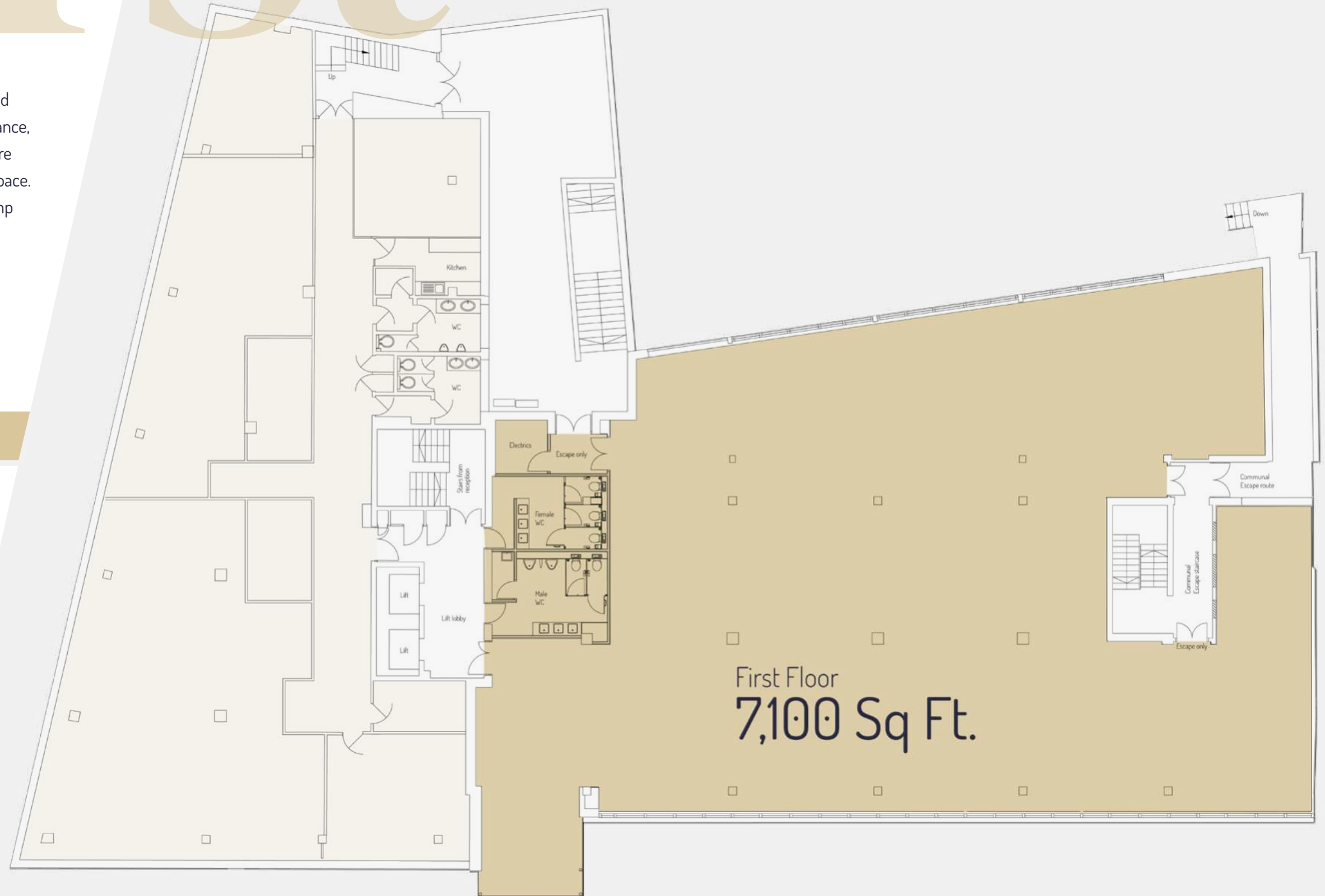
Air Conditioning  
VRF Air-Conditioning

Ceilings  
Suspended Ceilings

Lifts  
2 Ten Person Passenger Lifts

Flooring  
Full Access Raised Flooring

Facilities  
Male & Female WC's







# Fifth

Size - 9,665 Sq Ft.



# Fifth

Size - 9,665 Sq Ft.

## Fifth Floor.

The 5th floor has been refurbished throughout to offer an efficient working environment coupled with LED lighting and VRF air conditioning.

The floor can be split from 2,810 sq ft or can be let in its entirety.

## Specification.

Lighting  
LED Strip Lighting

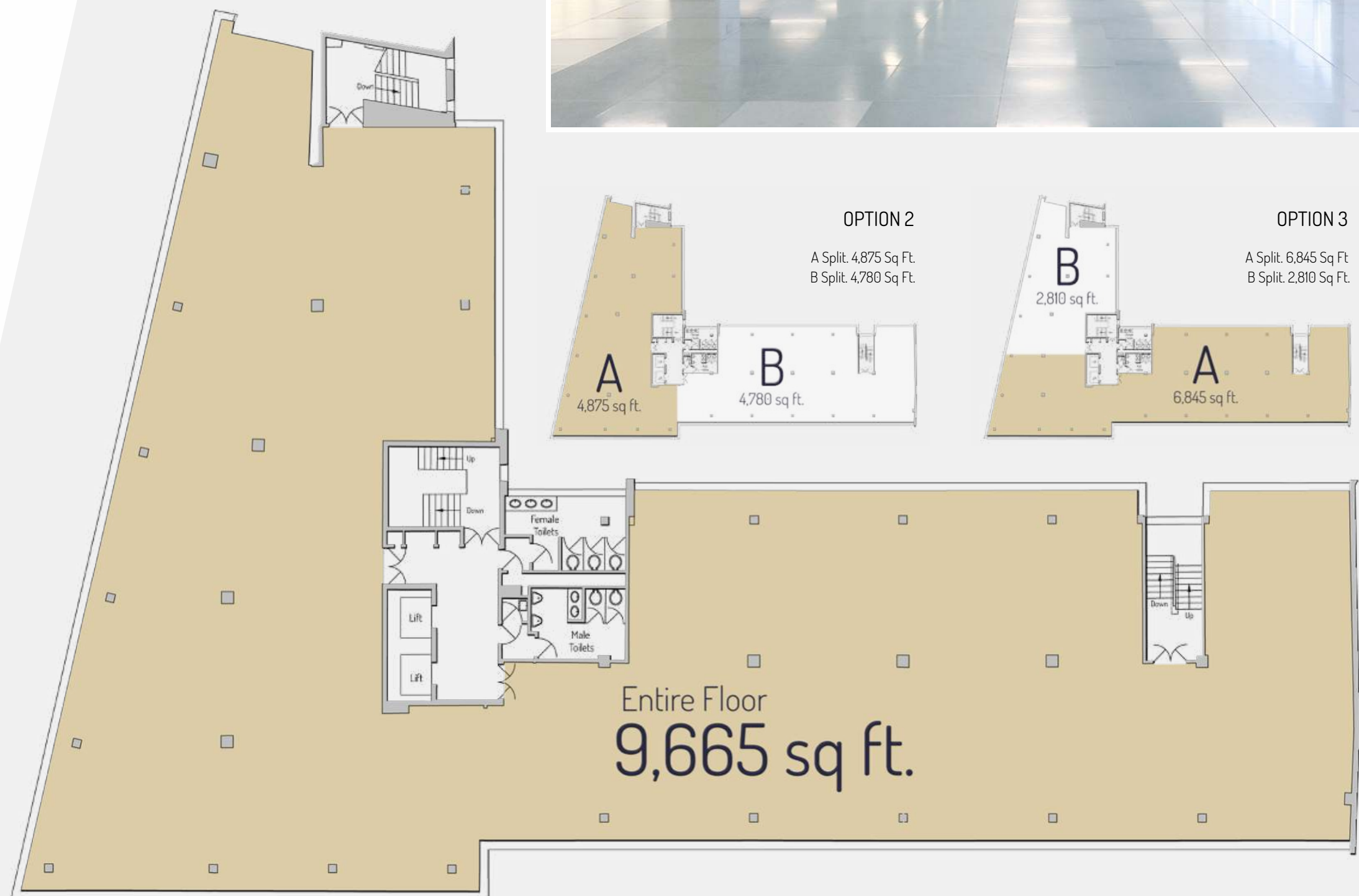
Air Conditioning  
VRF Air-Conditioning

Ceilings  
Partial Suspended Ceilings

Flooring  
Full Access Raised Flooring

Lifts  
2 Ten Person Passenger Lifts

Facilities  
Male & Female WC's





# No.1 OLD HALL STREET

## Local.

- 1 Pret A Manger
- 2 Out To Lunch
- 3 J W Newsagents
- 4 Costa
- 5 Starbucks
- 6 Greggs
- 7 Sainsburys
- 8 Tesco Express
- 9 Bold Street Coffee
- 10 Phillpotts

## Transport.

- Bus Stops
- Train Stations
- Ferry Terminal
- Parking

## Restaurant.

- 1 Marco Pierre White
- 2 Trattori 51
- 3 Gino D'Acampo
- 4 Panoramic 34
- 5 El Gato Negro Tapas
- 6 Fazenda Rodizio
- 7 So Salsa
- 8 Riva Blu
- 9 Rudy's Pizza
- 10 Mowgli
- 11 Oh Me Oh My

## Bars.

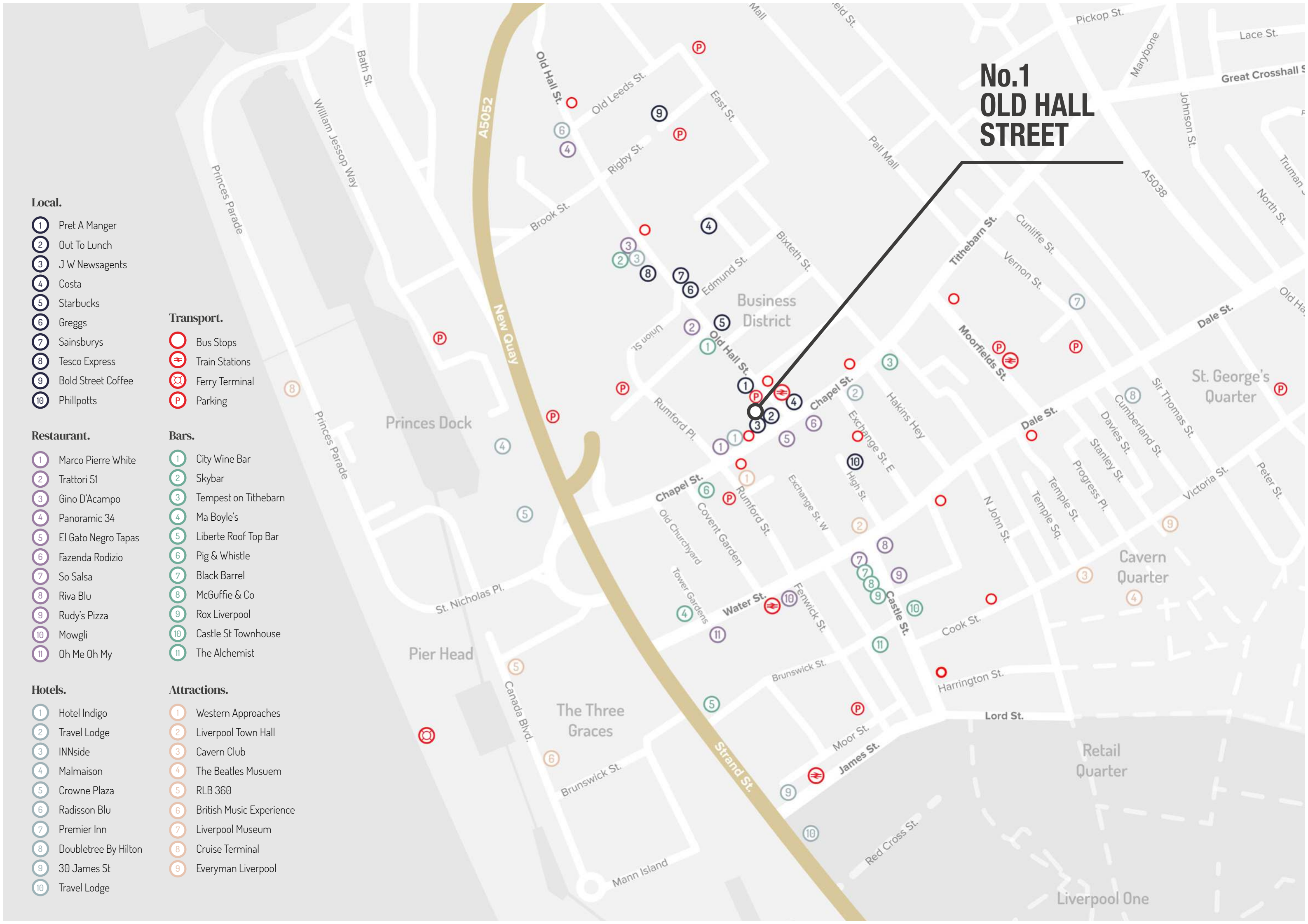
- 1 City Wine Bar
- 2 Skybar
- 3 Tempest on Tithebarn
- 4 Ma Boyle's
- 5 Liberte Roof Top Bar
- 6 Pig & Whistle
- 7 Black Barrel
- 8 McGuffie & Co
- 9 Rox Liverpool
- 10 Castle St Townhouse
- 11 The Alchemist

## Hotels.

- 1 Hotel Indigo
- 2 Travel Lodge
- 3 INNside
- 4 Malmaison
- 5 Crowne Plaza
- 6 Radisson Blu
- 7 Premier Inn
- 8 Doubletree By Hilton
- 9 30 James St
- 10 Travel Lodge

## Attractions.

- 1 Western Approaches
- 2 Liverpool Town Hall
- 3 Cavern Club
- 4 The Beatles Musuem
- 5 RLB 360
- 6 British Music Experience
- 7 Liverpool Museum
- 8 Cruise Terminal
- 9 Everyman Liverpool







From No.1	By Road	By Rail
John Lennon Airport	20 minutes	10 minutes
Manchester City Centre	47 minutes	32 minutes
Manchester Airport	53 minutes	1h 04 minutes
Leeds City Centre	1h 24 minutes	1h 28 minutes
Birmingham City Centre	1h 46 minutes	1h 29 minutes
Sheffield City Centre	1h 49 minutes	1h 42 minutes
London City Centre	3h 40 minutes	2h 12 minutes

John Lewis

The Baltic Triangle

Travel Lodge

Chavasse Park

Castle Street

Hilton Liverpool

Liverpool Town Hall

No.1

City Wine Bar

Trattoria51

The Royal Albert Dock

Museum of Liverpool

Inside Hotel

The Strand

Ferry Terminal

The Royal Liver Building

Pier Head

Malmaison

Malmaison



# Flexible Space, Flexible Terms.

No.1 Old Hall Street offers 'flexi leases' throughout various parts of the building offering a perfect location for fast-growing SME tenants who are looking for a flexible space which can grow with them, or for more established organisations that are looking for high-quality, satellite office in a convenient, central location.

**No.1**

From 120 - 924 Sq Ft.



## Flex Flexi Offices

### Location.

A prestigious office location and one of the most recognisable addresses in the city. Located directly opposite Moorfields station in the heart of the city's commercial district.

### Refurbished.

The building has recently undergone a £5m transformation, boasting a stunning new facade, entrance way, reception & concierge.

### Opportunity.

Potential to combine suites or move to bigger suites to facilitate your businesses growth.

### Facilities.

Communal kitchens/ meeting rooms/ shower facilities, plus, secure on site, 24/7 access car parking.

### Connectivity.

M247 enabled, for instant new microwave internet enabled connection.

### Easy Leases.

Short-form leases - no fees, quick and easy to complete





Flex



## More Details...

### Tenure.

Leasehold.

### EPC.

Upper Ground B34 - Fifth Floor C58. Further information is available upon request.

### VAT.

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

### Service Charge.

A service charge is in operation. Full details upon request.

### Parking.

On-site, Direct Access to Suites, 24H Access, CCTV, Dedicated Parking Spaces.

### Terms.

Floors are available to let on new, effective, fully-repairing and insuring terms with further details available via the letting agents.

### Legal.

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

## No.1 OLD HALL STREET

Misrepresentation Act 1967.

These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. All floor areas have been calculated from architect's plans on a Net Internal basis but are subject to on site measurement.

[downing.com](http://downing.com)

# Liverpool's No.1 Office Location, Has Been Transformed

For Further Information  
or to arrange a viewing,  
contact the agents...

 **DOWNING**  
0151 707 2666  
[downing.com](http://downing.com)

**CBRE**  
0151 224 7666  
[www.cbre.co.uk](http://www.cbre.co.uk)

 **WORTHINGTON  
OWEN.**  
**0151 230 1130**  
[WORTHINGTONOWEN.COM](http://WORTHINGTONOWEN.COM)