



# **THE WATSON BUILDING**

**THE  
BUSINESS  
SPACE  
EVERYONE  
IS TALKING  
ABOUT**

Located in the heart of  
Liverpool City Centre –  
**The Watson Building**  
offers vibrant office space to  
help your business thrive.

**The Watson Building** redevelopment is a major new focus within the city and comprises part of the wider Central Village development.

Located in Liverpool's cosmopolitan heart – you will enjoy the fantastic offerings in café bars, fashion and homewares.

Central Village includes a 455 space multi-storey car park, an Adagio aparthotel – both of which are completed, 75,000 sq ft of offices within the adjacent department building and leisure accommodation, part pre-let to occupiers including Prezzo, Cosmo, Harvester and Pure Gym.



The property is perfectly located for both regional and national rail, road and air travel.

Central rail station deals with over 14 million passengers a year and is situated under **The Watson Building** and Lime Street station is only a 3 minute walk.

This convenient communication network means you could not be better connected with Southport, Warrington, Manchester and the wider UK locations.

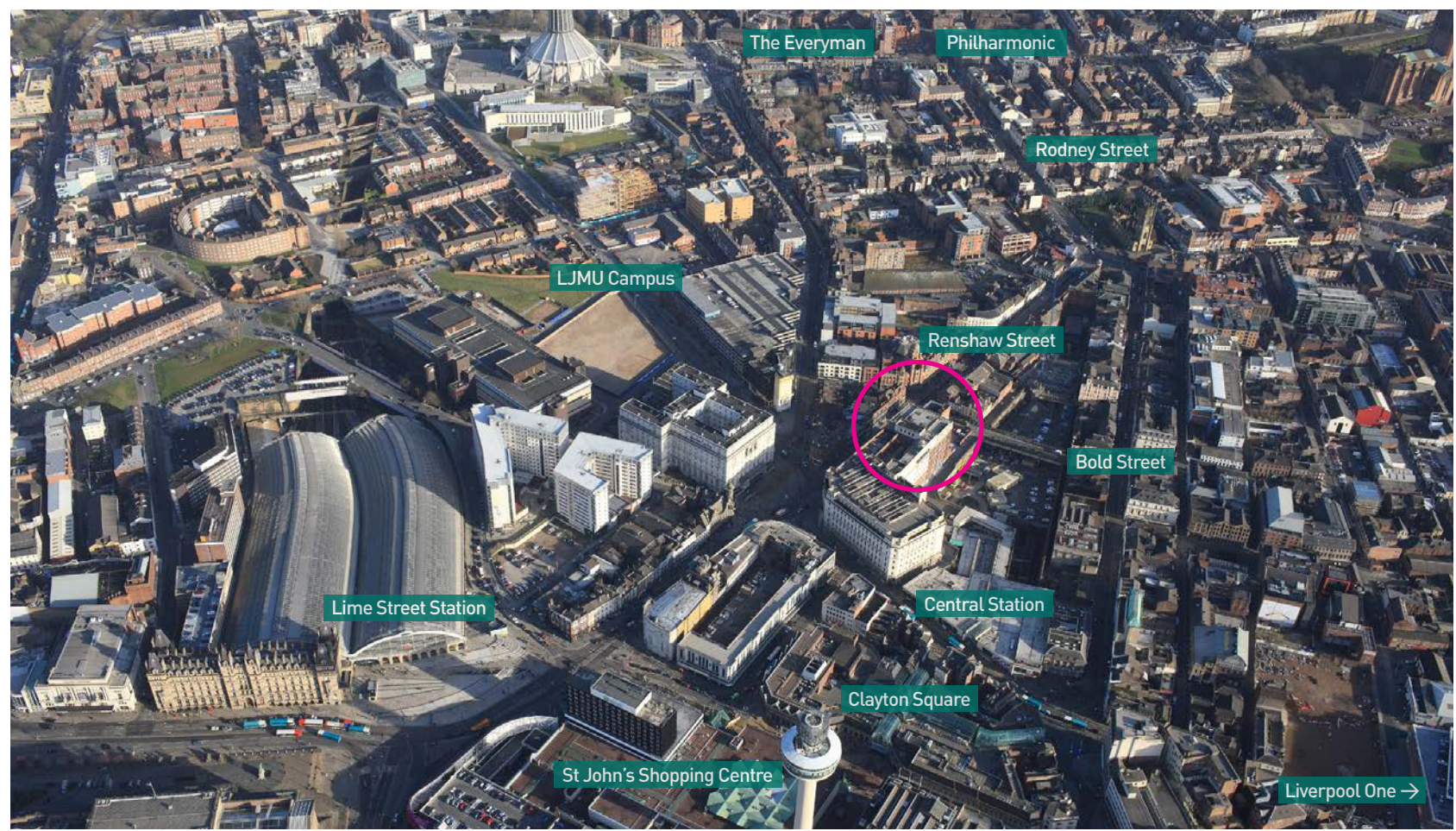
**THE WATSON BUILDING**

JOHN LENNON AIRPORT  
7 MILES



The development benefits from excellent transport links via Lime Street train station and access to the talent pool given the close proximity to the knowledge quarter and soon to be flagship university campus for Liverpool John

Moores at Copperas Hill. Bold Street also offers tenants a diverse mix of independent leisure and retail operators within a couple of minutes' walk.



We are sympathetically extending and remodelling **The Watson Building** to provide contemporary office accommodation to meet modern office occupiers needs.

The Watson Building will be given a new future offering the opportunity to act as a catalyst for wider regeneration of the Renshaw Street area – and also benefiting from Central railway station next door, and the city's many retail and leisure facilities.



Liverpool has the fastest rising **productivity** of any major city outside London – 7% higher than the UK average

- Wages can be up to 50% higher in the City of London than Liverpool
- Population of over 1.5m
- 6.2m live within an hour's drive
- Liverpool has the fastest rising productivity of any major city outside London – 7% higher than the UK average
- £230m growth deal to fund infrastructure improvements, skills provision and business support
- 12,000 private sector jobs created in the last 2 years
- Fifth largest urban area in the UK
- One of the largest graduate catchments in the UK – 62,000 within commuting distance
- University of Liverpool is a Top 20 Russell University with 8 Nobel Laureates in 100 years
- 600,000 people employed in office based industries



Perfectly located within an ideal mix of retail, business and leisure amenities – **The Watson Building** offers everything you need for in a base in the thriving city centre of Liverpool.

Brownlow Hill and Mount Pleasant link the city centre with the campuses of Liverpool University, Liverpool John Moores University and Liverpool Community College. Creative neighbours include: The Philharmonic, The Fact and The Everyman, to name a few and a range of bars and cafés on Bold Street and the surrounding area.





The property provides 74,153 sq ft of office accommodation over ground and seven upper floors.

Floor plates are open plan offering 9,904 sq ft which can be split in to two suites per floor, with suites no smaller than 3,520 sq ft.

| Floor        | Size (Sq m)  | Size (Sq Ft)  |
|--------------|--------------|---------------|
| Ground       | 650.23       | 6,999         |
| 1st          | 920.15       | 9,904         |
| 2nd          | 920.15       | 9,904         |
| 3rd          | 920.15       | 9,904         |
| 4th          | 920.15       | 9,904         |
| 5th          | 920.15       | 9,904         |
| 6th          | 897.27       | 9,658         |
| 7th          | 741.01       | 7,976         |
| <b>Total</b> | <b>6,889</b> | <b>74,153</b> |

These measurements have been provided by the landlord and as such are not in accordance with the RICS code of measuring practice 6th edition.



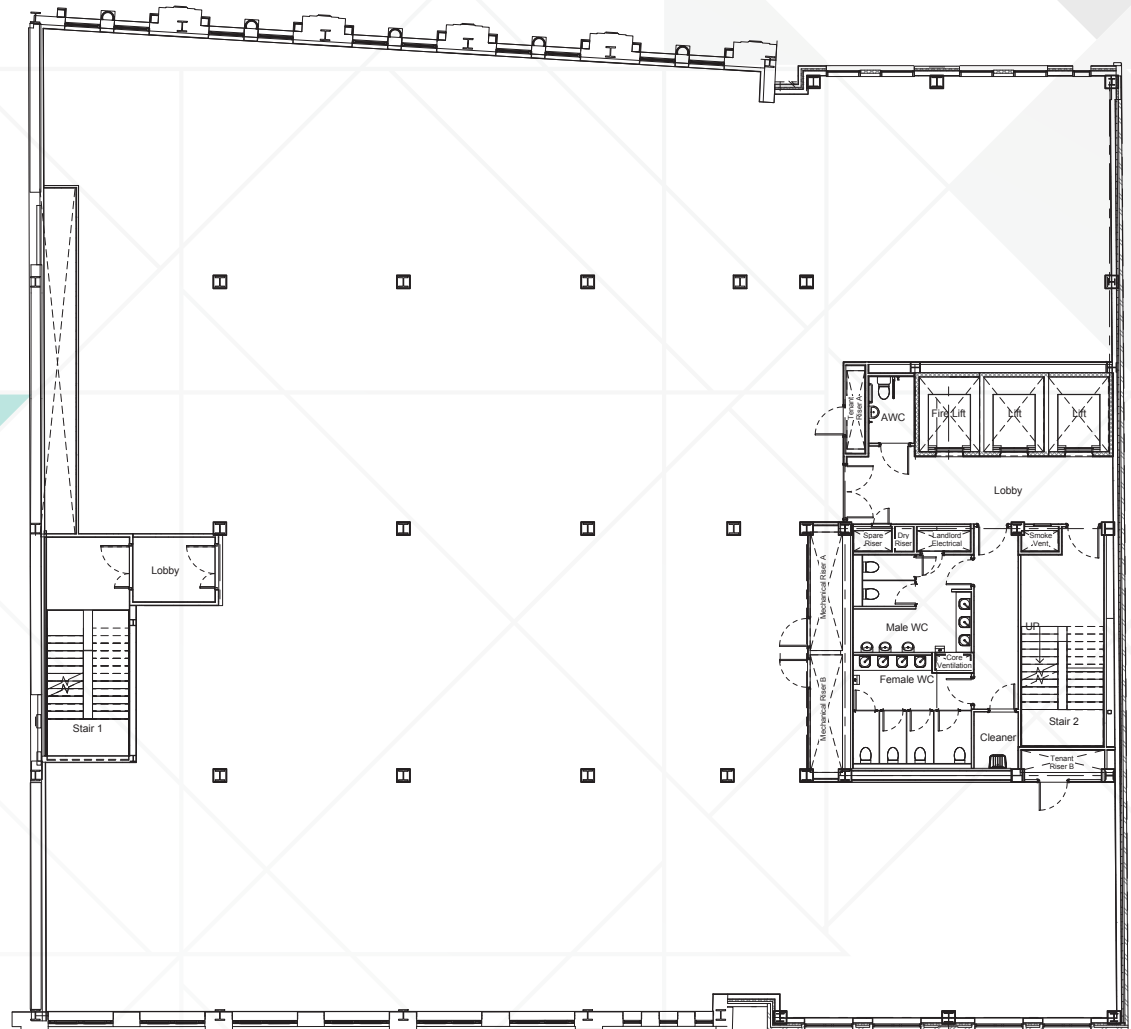
**Ground Floor**

Large open plan floor plates refurbished to a Grade A specification with the ability to be split to provide suites from 3,520 sq ft.



### Typical Upper Floor

The upper floors benefit from excellent natural light and the top floor has its own roof terrace.



The development will be finished to a Grade A specification including:

- LG7 lighting
- Full accessed metal encapsulated raised floors with grommet outlets
- 4 pipe fan coil air conditioning system
- Open plan floor plates of 9,904 sq ft
- An attractive reception area directly off the lift lobby.
- BREEAM rating of 'Very Good'



# THE BUSINESS SPACE EVERYONE IS TALKING ABOUT

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