

**No.1
OLD HALL
STREET**

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

Suites available from
120 - 20,959 Sq Ft.

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OLD HALL
STREET



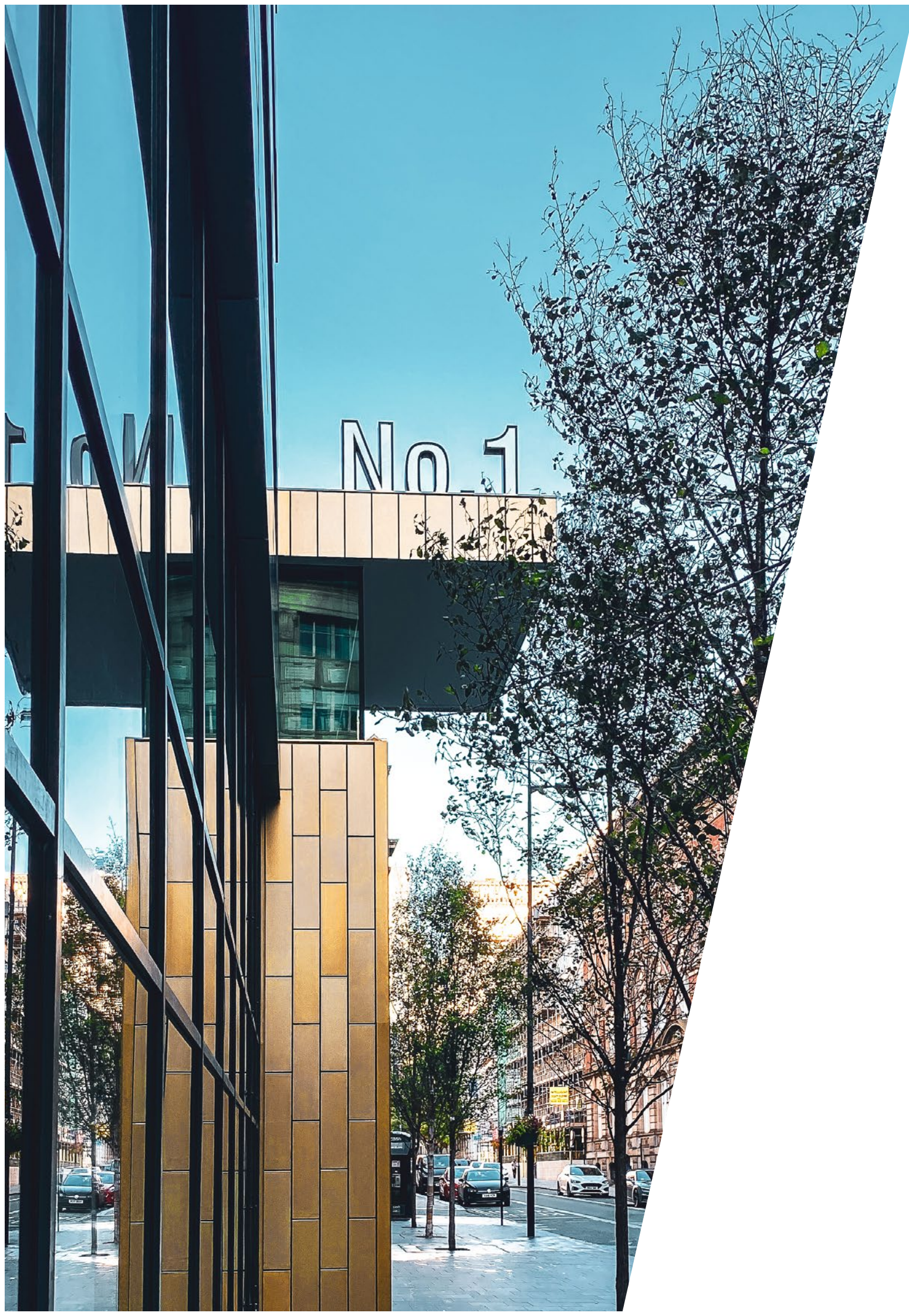
NO.1

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NO.1
Old Hall Street

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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 ft². 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.

No.1 OLD HALL STREET

Energy Efficient Roof

Newly Installed Roof
Providing Improved
Energy Efficiency

4* Marco Pierre White Steakhouse

Marco Pierre White
Steakhouse Bar & Grill
offers excellent Amenity
of your doorstep

Out To Lunch

Ground Floor Tenant Out
To Lunch offers excellent
Amenity of your doorstep

Newly Installed Facade

Stunning New Facade has
revitalised the look of this
landmark building.

24 Hour Access Dedicated Parking.

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

Pret A Manager

Ground Floor Tenant Pret
A Manger offers excellent
Amenity of your doorstep

Moorfields Train St.

Direct Access to
Moorfields Train Station
Located Opposite the
Building Entrance

Newly Designed Entrance & Lobby

Grand Double Height
Entrance way and Lobby,
with concierge service.

No.1 OLD HALL STREET

Energy Efficient Roof

Newly Installed Roof Providing Improved Energy Efficiency

4* Marco Pierre White Steakhouse

Marco Pierre White Steakhouse Bar & Grill offers excellent Amenity of your doorstep

Out To Lunch

Ground Floor Tenant Out To Lunch offers excellent Amenity of your doorstep

Newly Installed Facade

Stunning New Facade has revitalised the look of this landmark building.

24 Hour Access Dedicated Parking.

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

Pret A Manager

Ground Floor Tenant Pret A Manger offers excellent Amenity of your doorstep

Moorfields Train St.

Direct Access to Moorfields Train Station Located Opposite the Building Entrance

Newly Designed Entrance & Lobby

Grand Double Height Entrance way and Lobby, with concierge service.





Size - 4,194 Sq Ft.

Ug

UG

Size - 4,194 Sq Ft.

Upper Ground.

This newly refurbished suite is accessed from the main entrance of the building and benefits from excellent natural light throughout as well as prominence onto Old Hall Street and Chapel Street.

The floor-plate itself offers an efficient working environment coupled with LED lighting and VRF air conditioning.

Specification.

Lighting
Integrated LED Lighting

Air Conditioning
VRF Air-Conditioning

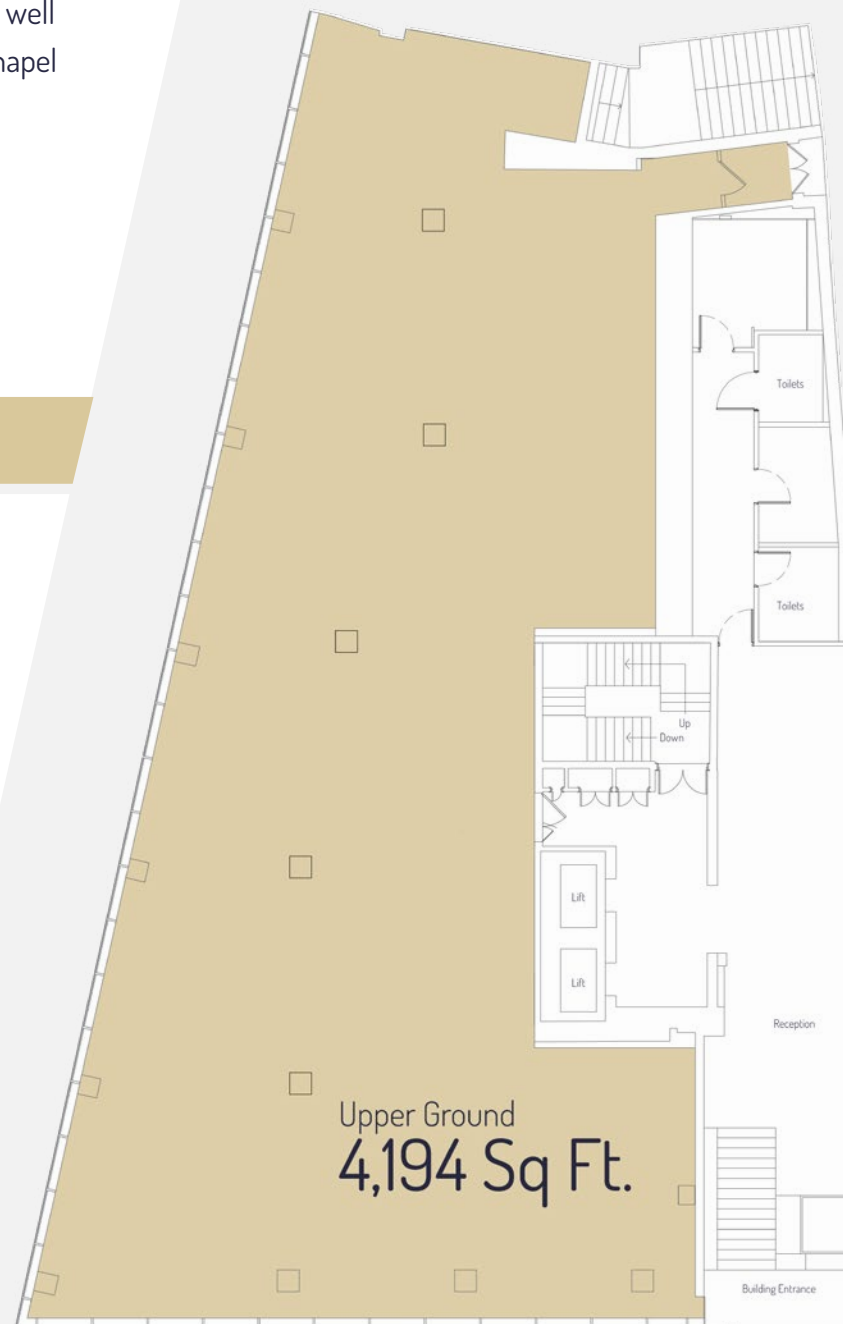
Ceilings
SAS Metal Plank Suspended Ceiling

Glazing
Floor to Ceiling Curtain Wall

Flooring
Full Access Raised Flooring

Facilities
Male & Female WC's

EPC
Epc Rating - B34



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

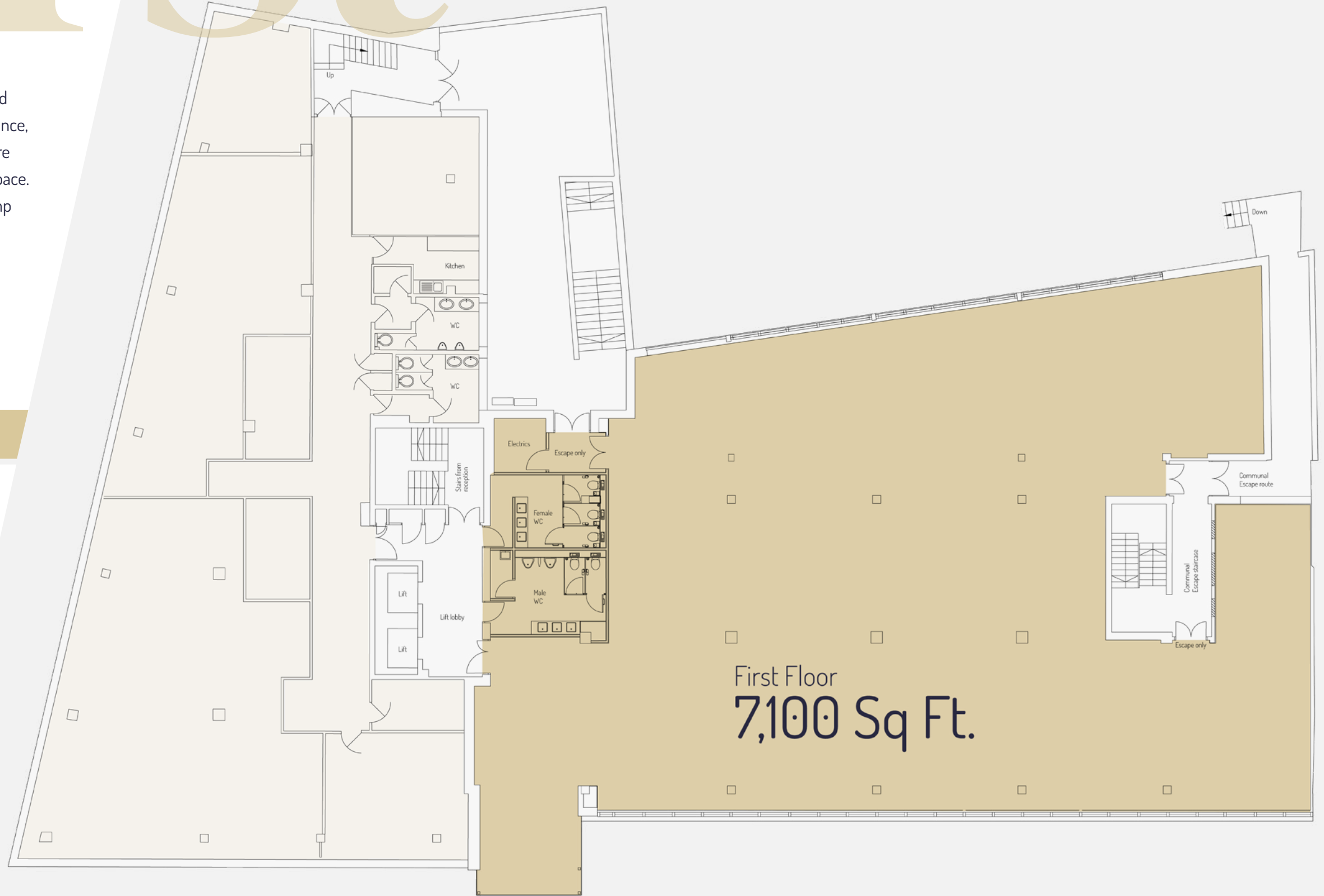
Air Conditioning
VRF Air-Conditioning

Ceilings
Suspended Ceilings

Lifts
2 Ten Person Passenger Lifts

Flooring
Full Access Raised Flooring

Facilities
Male & Female WC's





Size - 9,665 Sq Ft.

Fifth

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

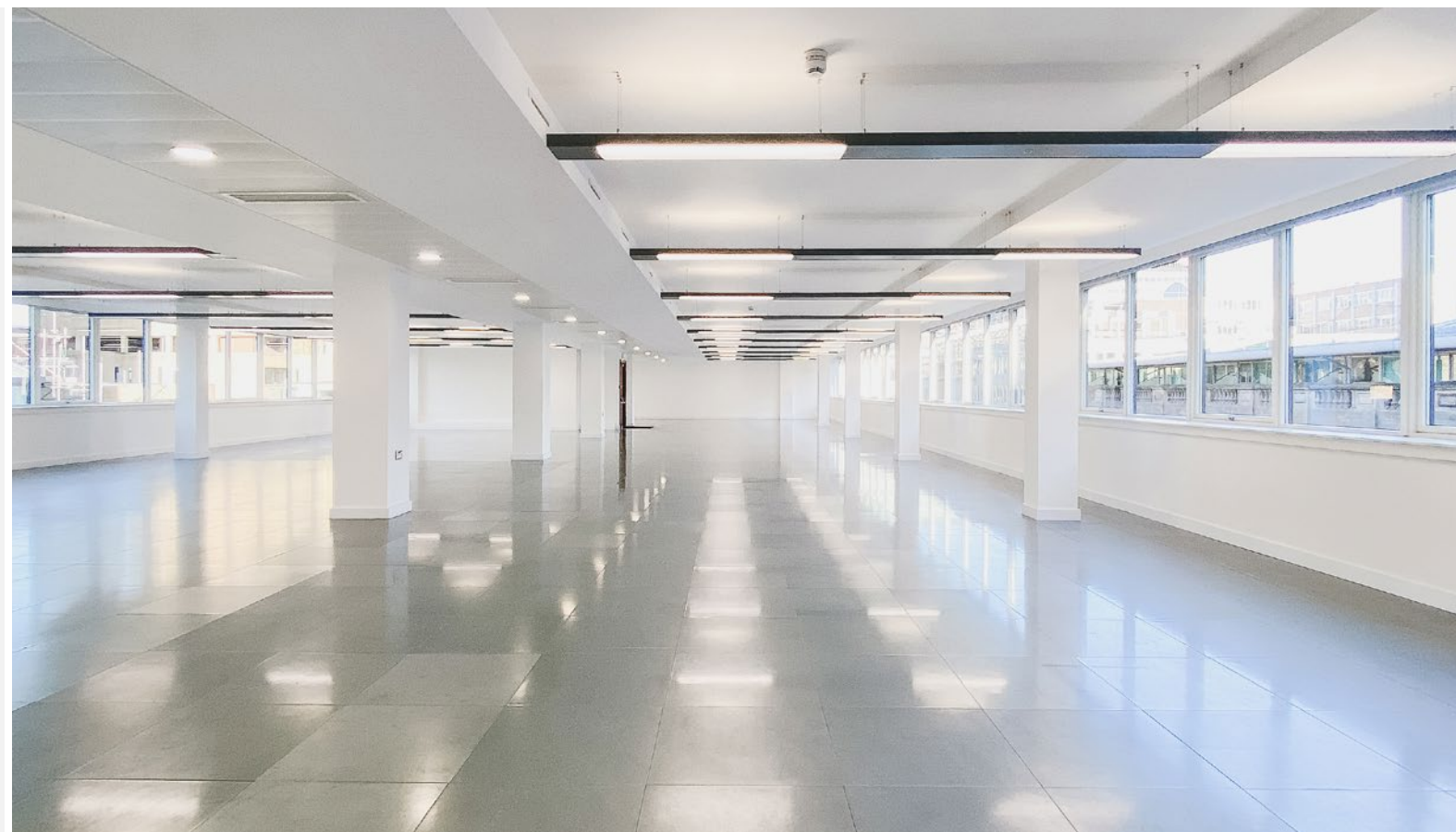
Air Conditioning
VRF Air-Conditioning

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

Liverpool One

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. Location. 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.

First Impressions Count.

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.

Leases Made Easy.

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

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Refurbished.

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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.

VAT.

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

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

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.

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