

EXCHANGE COURT

Liverpool city centre

High specification office space
from 975 - 9,737ft²



bruntwood

welcome

Welcome to Exchange Court. This grade II listed building, in the heart of Liverpool city centre, has recently undergone a complete refurbishment and now offers high specification office space close to a wealth of useful transport and retail amenities.

The building's brand new reception has been designed to open out directly onto Exchange Flags, so you can achieve prominence in one of Liverpool's busiest commercial districts. Once inside, your business can benefit from a wide variety of flexible office suites, ranging from 975 – 9,737 ft², all on very competitive terms.

Combining high quality finishes with original period features, such as vaulted ceilings, iron columns and sash windows, each suite can be tailored to your business needs with our in house space planning and design service.

The building's also managed by a dedicated customer service team, who are on hand to deal with any of your day to day property requirements. This approach allows you to run your business effectively, while they take care of everything else.

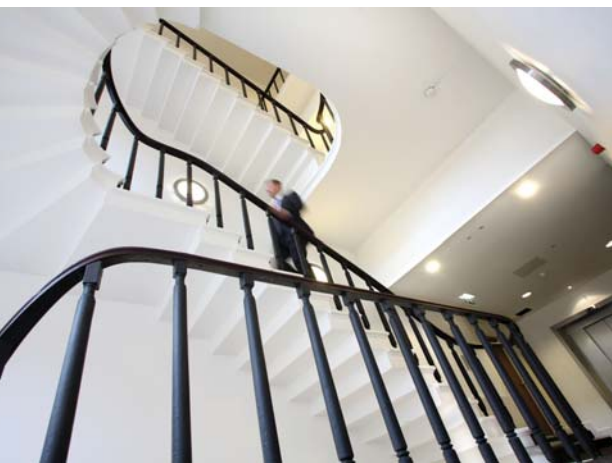
Located on Dale Street in Liverpool's business core, the building's well placed for a variety of lifestyle benefits. So, whether it's a fresh salad at lunch, a train station only metres away or a last minute bottle of wine, this location's got it all.

If you like what you've heard so far, then we'd be delighted to show you more in person. We can give you a personal tour of the building and its immediate surroundings, so you can see for yourself why Exchange Court is the right choice for your business.



Jane Yates
Exchange Court General Manager





The reception at Exchange Court has been carefully designed to be contemporary, bright and refreshing, whilst maintaining the integrity of its traditional, period roots.

Providing secure, 24/7 access from the pedestrianised Exchange Flags, the entrance to the building is maintained by a dedicated Bruntwood customer service team.

Their commitment and attention to detail means the front of house to your business is managed to an exceptionally high standard, helping create great first impressions for both you and your visitors.



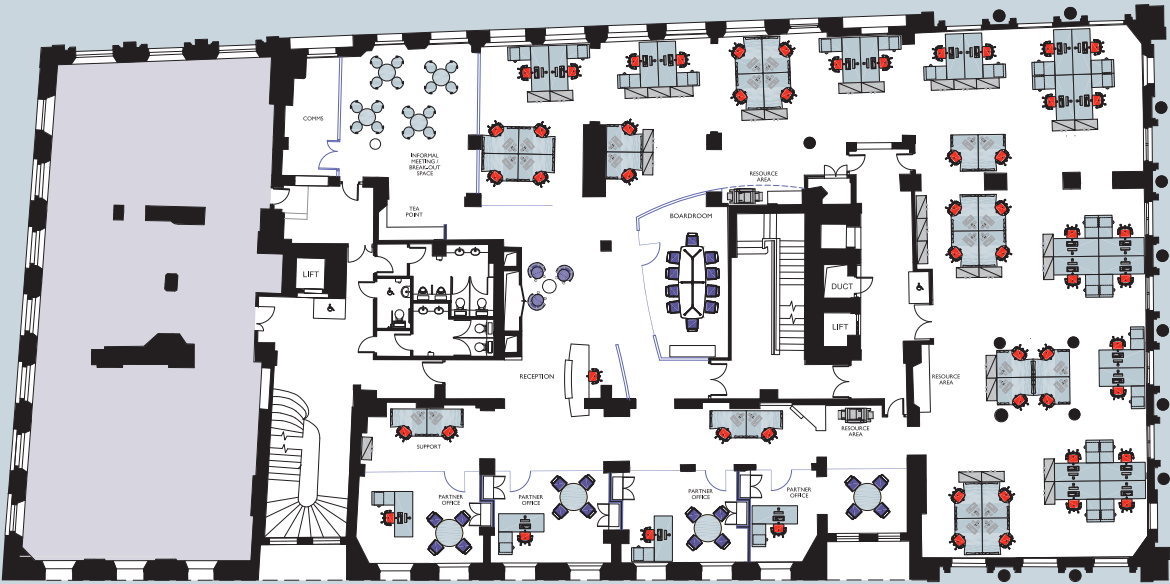


office space

As a grade II listed building, Exchange Court offers a variety of unique spaces with a host of individual features and real character. The technical specification varies on a suite by suite basis, but all of the offices are finished to the same high standard. Here, we've outlined some of the key specifications found throughout the building.

- Offices from 975 - 9,737 ft²
- Raised access flooring to main suites
- Customer controlled perimeter heating
- LG7 lighting system
- Ability to install perimeter trunking
- Original vaulted ceilings and sash windows
- Exposed beams and iron work
- New male, female and DDA WC's

floors



The office suites at Exchange Court range from 975 - 9,737 ft², which can comfortably accommodate from 10 to over 100 staff. All of the space is available as a blank canvas, meaning you can make the offices entirely your own. Not only this, when fitting out your office, Bruntwood can help you design and project manage the process from start to finish.

The space plan above gives an indication of how the offices could be laid out, but please bear in mind these are purely indicative. Should you wish to understand how your business could most effectively occupy space at the building, you can take advantage of our free space planning service.

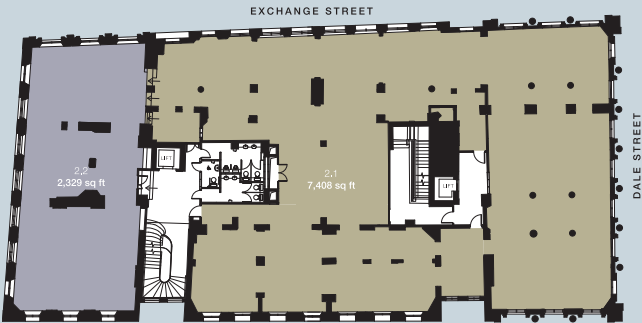
Medium density space plan designed for suite 2.1*

The space plan above shows how a typical 7,408 ft² office could be populated to a medium density, to include the following benefits:

- 1 x reception
- 50 x workstations
- 4 x offices
- 1 x 4 person meeting room
- 1 x 10 person boardroom
- 16 person breakout area / kitchen
- 3 x print / resource areas
- 1 x comm's room
- 1 x soft seating area

Schedule of areas

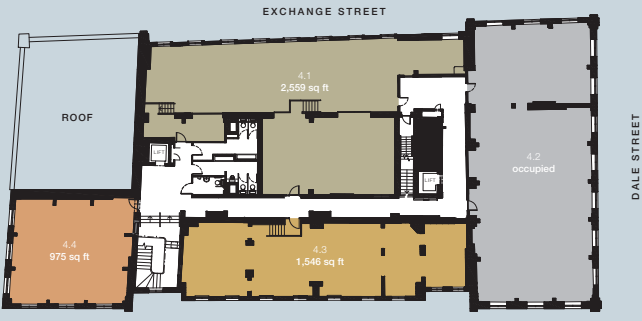
Floor	Size ft ²	Average Occupancy
Ground floor		
occupied	-	-
1st floor		
occupied	-	-
2nd floor		
suite 2.1*	7,408	80 staff
suite 2.2	2,329	25 staff
total	9,737	105 staff
3rd floor		
suite 3.1	2,635	25 staff
suite 3.2	2,437	25 staff
suite 3.3	1,415	20 staff
suite 3.4	2,395	25 staff
total	8,882	95 staff
4th floor		
suite 4.1	2,559	25 staff
suite 4.2	occupied	-
suite 4.3	1,546	15 staff
suite 4.4	975	10 staff
total	5,080	50 staff



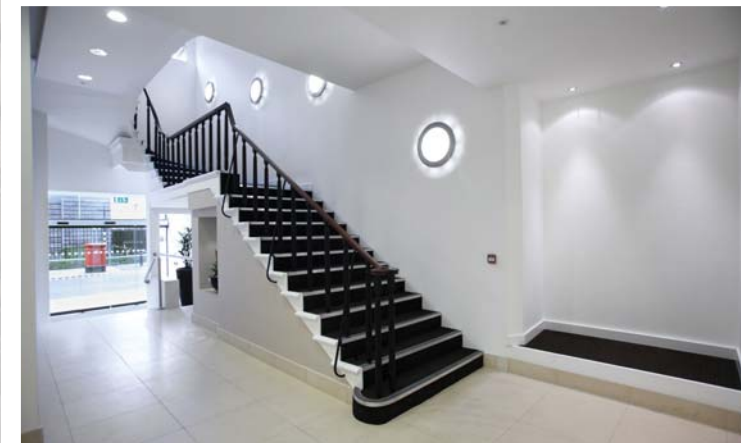
2nd floor



3rd floor

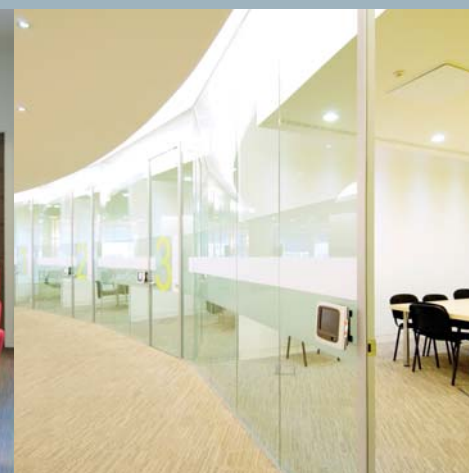
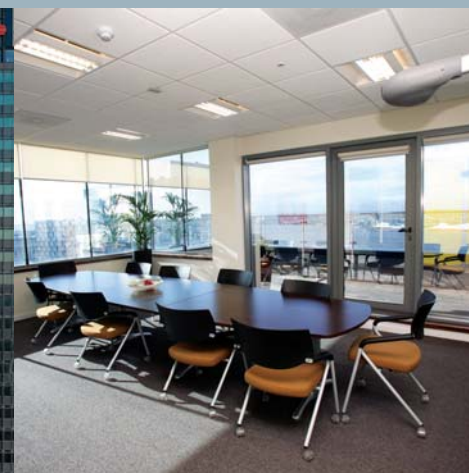


4th floor



location





Bruntwood

Bruntwood are one of the largest and most established office providers in the north of England. We're a family owned company with over 90 office buildings throughout Liverpool, Manchester, Greater Manchester, Leeds and Birmingham. Our extensive ownership means we can offer your business a huge variety of cost effective office solutions across the region, in a range of architectural styles.

If you choose to become a Bruntwood customer your lease will be with us, not the building. This means you can move seamlessly within our portfolio on flexible leases from as little as one month to 25 years, dependent on your business needs.

The ability to expand and contract customers is key to our service approach and works alongside the fact we don't outsource the management of our office buildings. Instead, a dedicated team of Bruntwood customer service and facilities management professionals ensure all our offices offer exceptional quality and long term value for money. The end result is a customer base of over 1,000 diverse businesses and a retention rate three times the national average.

For more information about
Exchange Court or becoming a
Bruntwood customer, please call
0151 600 5353
bruntwood.co.uk/exchangecourt

