



HONEYCOMB

CONTEMPORARY OFFICES TO LET  
EDMUND STREET, LIVERPOOL L3 9NG





## TRADITIONAL & MODERN

Honeycomb is an impressive period building, prominently positioned on Edmund Street close to the junction of Old Hall Street



Honeycomb is a fusion of modernity which has been cleverly designed to enhance its stylish period qualities by incorporating contemporary visual and architectural features.

Over a period of time, Honeycomb has undergone major remodelling with a scheme that enhances its stylish period qualities whilst incorporating contemporary visual and architectural twists.

Upgraded technology and energy efficient credentials, mean that it can compete with all that new buildings have to offer.

The reception and common areas are spacious and well illuminated, with comfortable waiting zones and a welcoming ambiance.

Accommodation ranges from entire floors to small office suites.



# CONNECTIVITY



Key Benefits of a NODE managed solution

- **No WAYLEAVES. Removes all costs and delays**
- **SPEED of operational connection and alignment to flexible occupation**
- **MARKET-WIDE ISP access**
- **Unmatched RESILIENCE**
- **On-going digital consultancy and property management support**
- **Affordable full fibre to your suite**



## **NODE is Connectivity as a Service**

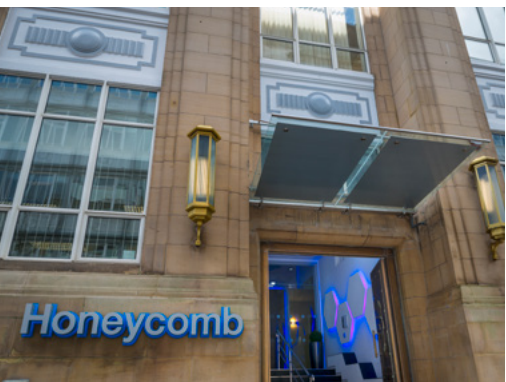
The building benefits from a landlord controlled full fibre solution, removing the requirement for tenant-level wayleaves, with unlimited access to all ISPs across the UK marketplace and reducing like-for-like bandwidth costs on a plug & play basis. NODE solutions are physically cyber secure, preventing the reputational and financial costs associated to loss of service.

Tenants benefit from an inclusive connectivity-as-a-service offering as part of the building's property management platform.

The average small to medium sized occupation will save approximately 58% on net fibre costs over a 3 year term certain platform.



# GALLERY



# AVAILABILITY

## GROUND FLOOR



Roof Terrace



FREE Meeting Room Facilities with Wi-Fi Access & Complimentary Beverages



Common areas have FREE Wi-Fi Access



Kitchen Facilities/ Break Out Area



Shower Facilities



Office Hive Ground Floor Level



Secure Electronic Entry System



Secure Basement Car Parking

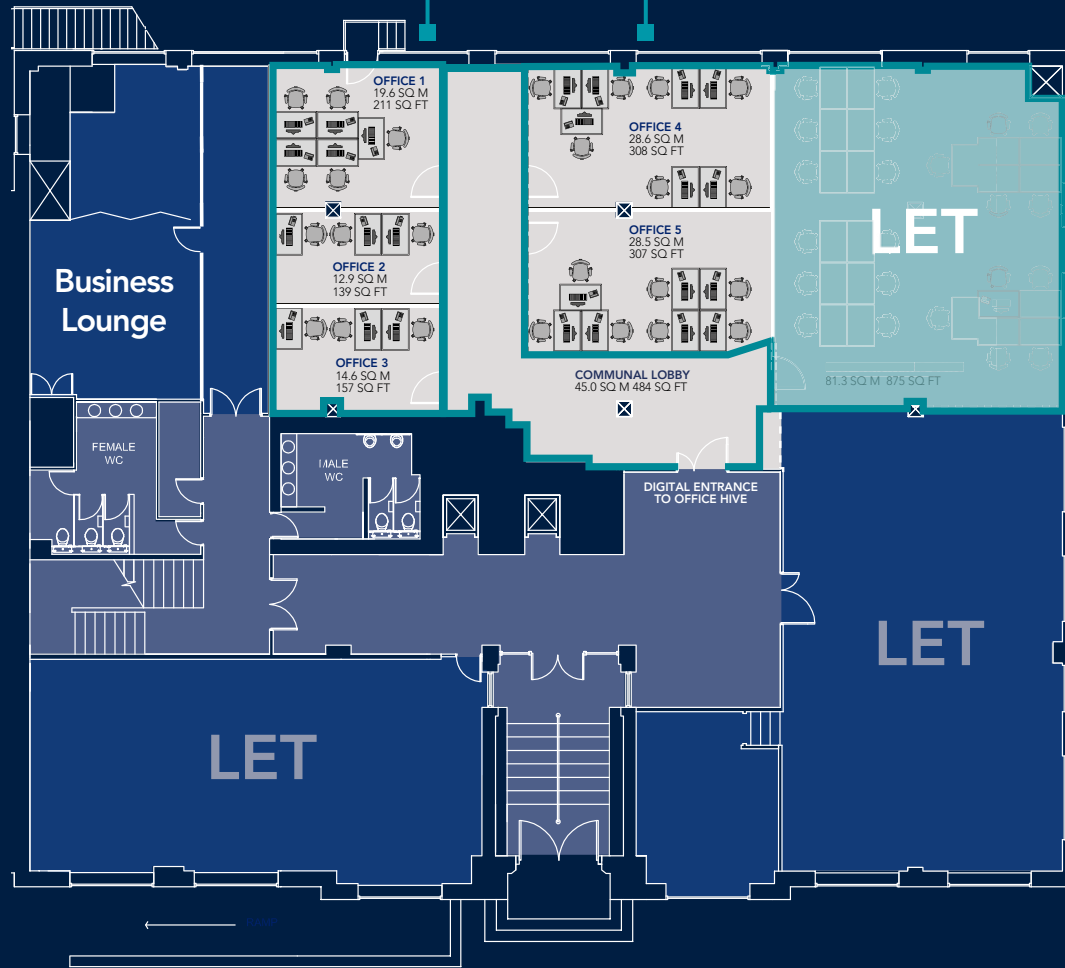


Electric Car Charging Points

## EPC - C Energy Rating



71 | C



Office Hive provides flexible, furnished, individual office units with access to the building's amenities including NODE Connectivity.

Inclusive rents circa £200 per month, including Fibre.

## ACCOMMODATION

| FLOORS        | SQ FT        | SQ M         |
|---------------|--------------|--------------|
| Lower Ground  | LET          | -            |
| <b>Ground</b> | <b>1,122</b> | <b>104.2</b> |
| First         | LET          | -            |
| <b>Second</b> | <b>2,608</b> | <b>242.3</b> |
| <b>Third</b>  | <b>2,413</b> | <b>224.2</b> |
| <b>Total</b>  | <b>6,143</b> | <b>570.7</b> |



# AVAILABILITY

## THIRD FLOOR



Roof Terrace



FREE Meeting Room Facilities with Wi-Fi Access & Complimentary Beverages



Common areas have FREE Wi-Fi Access



Kitchen Facilities/ Break Out Area



Shower Facilities



Office Hive Ground Floor Level



Secure Electronic Entry System



Secure Basement Car Parking



Electric Car Charging Points

## ACCOMMODATION

| FLOORS | SQ. FT | SQ. M |
|--------|--------|-------|
| Third  | 2,413  | 224.2 |



# HONEYCOMB

## RESTAURANTS & BARS

- 1 Panoramic 34 Restaurant
- 2 Trattoria 51
- 3 City Wine Bar
- 4 Gino D' Acampo
- 5 Mowgli
- 6 Rudy's Neopolitan Pizza
- 7 Viva Brazil
- 8 Restaurant Bar & Grill
- 9 The Alchemist
- 10 Piccolino
- 11 San Carlo Restaurant
- 12 Bacaro
- 13 Pret A Manger
- 14 Oh Me Oh My
- 15 El Gato Negro
- 16 Matou Pan Asian Restaurant

## COFFEE SHOPS

- 17 Bean
- 18 Costa Coffee
- 19 Starbucks
- 20 Costa Coffee

## CONVENIENCE STORES

- 21 Sainsbury's
- 22 Tesco Express

## RETAIL

- 23 Metquarter
- 24 Liverpool ONE
- 25 Albert Dock

## HOTELS

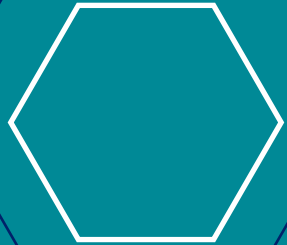
- 26 Radisson Blu Hotel
- 27 Malmaison
- 28 Crowne Plaza
- 29 Mercure Atlantic Tower Hotel
- 30 Hotel Indigo
- 31 Aloft Liverpool
- 32 Hard Days Night Hotel
- 33 30 James Street
- 34 Liverpool Hilton

## PUBLIC TRANSPORT

- 35 Lime Street Main Line Station
- 36 Central Station
- 37 LiverpoolONE Bus Station
- 38 James Street Station
- 39 Moorfields Station
- 40 Mersey Ferry Terminal



RIVER MERSEY



# HONEYCOMB

DETAILED INFORMATION IS AVAILABLE FROM THE JOINT SOLE AGENTS



[mark@worthingtonowen.com](mailto:mark@worthingtonowen.com)



[brianricketts@hwandp.co.uk](mailto:brianricketts@hwandp.co.uk)

#### MISREPRESENTATION ACT

The joint agents for themselves and the vendors or lessors of this property whose agents they are give notice that (1) The particulars do not constitute any part of an offer or contract, (2) All statements contained in these particulars as to this property are made without responsibility on the parts of the joint agents or vendors or lessors, (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves by way of investigation or otherwise as to the correctness of each of them, (4) No person in the employment of the joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property, (5) Unless otherwise stated prices and rents are quoted exclusive of VAT.