

TO LET HIGH QUALITY, GRADE A OFFICE

5TH FLOOR

No.5 St Paul's Square, Liverpool, L3 9SJ



Key Highlights

- Large and efficient floor plate of 16,372 sq ft
- High quality Grade A office accommodation
- Located in the heart of Liverpool's Commercial District
- VRF comfort cooling
- 5th floor available by way of subletting, assignment or surrender and regrant
- 16 parking spaces available in the basement

SAVILLS MANCHESTER
Belvedere, 12 Booth Street
M2 4AW

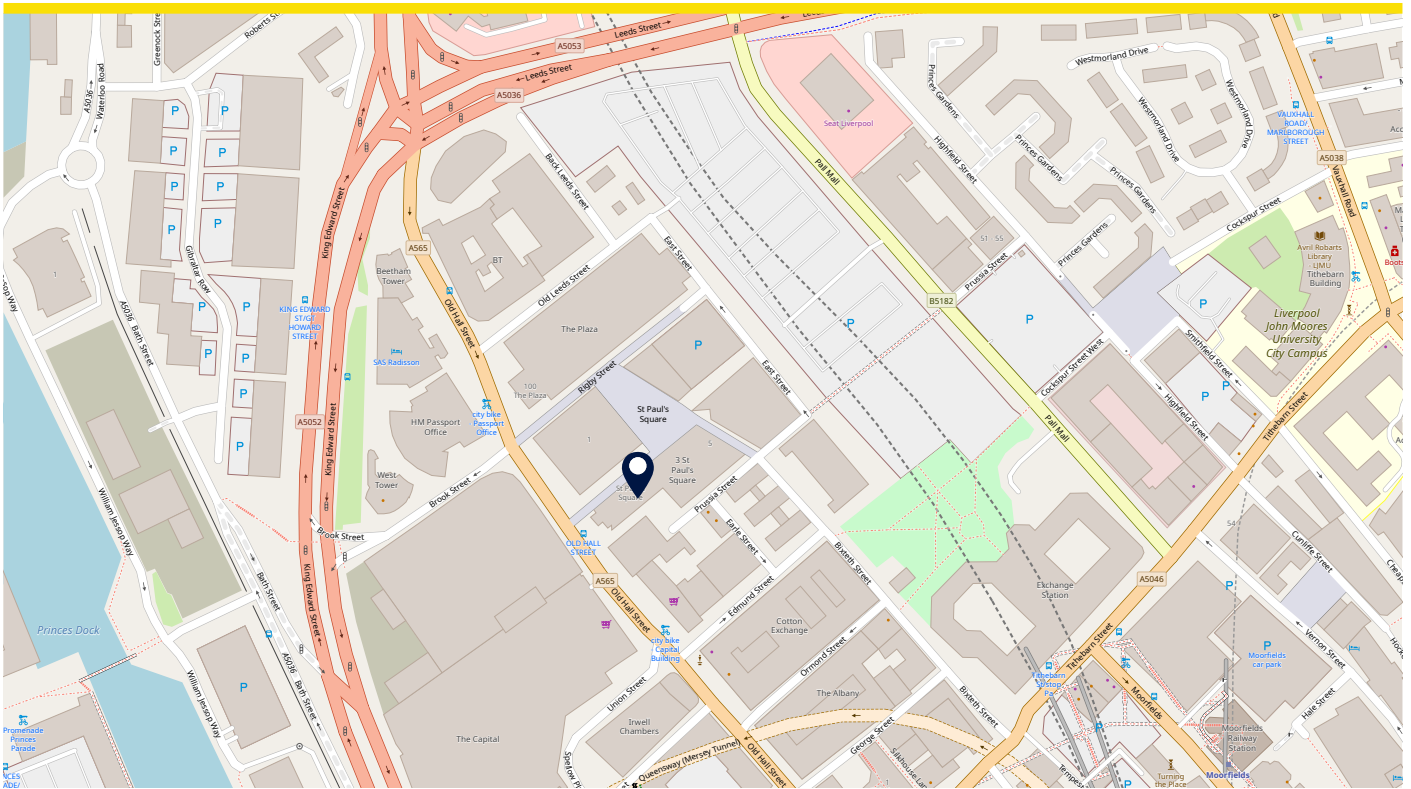
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Location

No. 5 St Paul's Square is located immediately off Old Hall Street at the heart of Liverpool's Commercial District.

St Paul's Square has established itself as Liverpool's premier business location with a working population of circa 6,000 people and is home to numerous leading occupiers including: DWF, Hill Dickinson, Weightmans, BT, Santander, Mears, Investec, Reach and Marsh/Mercer.

Moorfields Station is approximately 3 minutes' walk to the south and St Paul's Square/Old Hall Street offers a comprehensive range of amenities.



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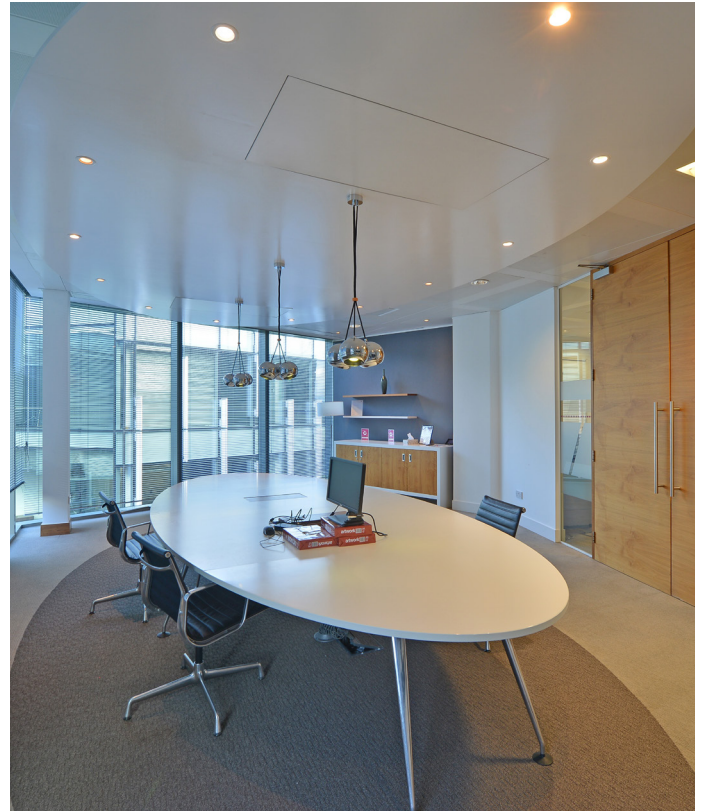
Description

No. 5 St Paul's Square is a striking office building of 133,000 sq. ft. offering a high quality, modern working environment.

The building was completed in June 2008 and has aged very well; still offering some of the best office space in Liverpool. The 5th floor is currently the largest Grade A floor-plate available in the city.

The building offers the following features:-

- VRF comfort cooling system to cater for 1:10 occupation but can be upgraded to 1:8 if required
- BREEAM rating 'Very Good'
- Metal tiled suspended ceilings
- Fully accessible raised floors (150mm clear void)
- Finished floor to ceiling height 2.8m
- CCTV security system
- 4 no. 13 person passenger lifts
- Recessed modular luminaires (400 lux)
- Car parking at 1:1,000 sq. ft.
- 150m boreholes providing ground water to assist with heating/cooling



Terms

The premises are available by either an assignment of the current Lease or a sublease for a shorter term (to be agreed). The current Lease expires on 18th May 2028.

The passing rent is £17.50 per sq. ft. Other terms available on request.

Service Charge

A service charge is payable for the maintenance and management of communal areas. A copy of the current service charge budget is available upon request.

Business Rates

The occupier will be responsible for the payment of business rates. We recommend that interested parties make their own enquiries with the local authority.

EPC

EPC Rating C.



Contact

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