

# 122 OLD HALL<sup>ST</sup>

**GRADE A OFFICES  
TO LET / FOR SALE**

# Introduction

The development site is located at 122 Old Hall Street on the corner of Leeds Street and Old Hall Street and is currently occupied by a three-story building that was originally built in the 1980s by the Moores family for their Littlewoods retail empire.

The high-profile nature of this gateway site offers scope for really impressive development including the opportunity to build the city's tallest buildings which the city council in its local planning policy is supporting in this part of Liverpool.

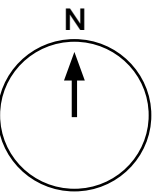


# Location

The location is close to the waterfront and sits next to Kier Property's £200m Pall Mall office, retail and leisure development. Ideally located for access to the city there is a great choice of restaurants, bars and cafes only a few minute's walk away. Castle Street, noted for its international restaurants and eateries, is only a 10-minute walk away whilst Liverpool ONE and Bold Street are within 20 minute's walk and offer a mix of high street shops and independent boutiques.



# Ground Floor Plan



- Officer Entrance Foyer
- Business Lounge / Office
- Back of house (BOH)  
(bins, plant, cycles, WCs)
- Coffee Shop

### BLOCK A

Level	Entrance Foyer /Lounge	Coffee Shop	Back of the House	Office	NIA	GIA
Ground Floor	366	305	173	0	844	919

### BLOCK B

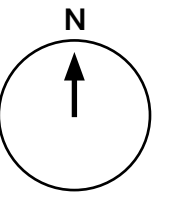
Level	Entrance Foyer /Lounge	Lounge	Back of the House	Office	NIA	GIA
Ground Floor	60	119	206	0	385	430

**Note, all areas/figures are:**

- Approximate and based on the current information available
- Subject to detailed site survey
- Subject to detailed planning consent
- Subject to building regulations approval
- Subject to design development and coordination



# Level 01 Floor Plan



- Office
- Back of house (WCs, Kitchenette etc.)
- Potential sub-division of office floor plate into 2no. office units
- Potential sub-division of office floor plate into 3no. office units

### BLOCK A

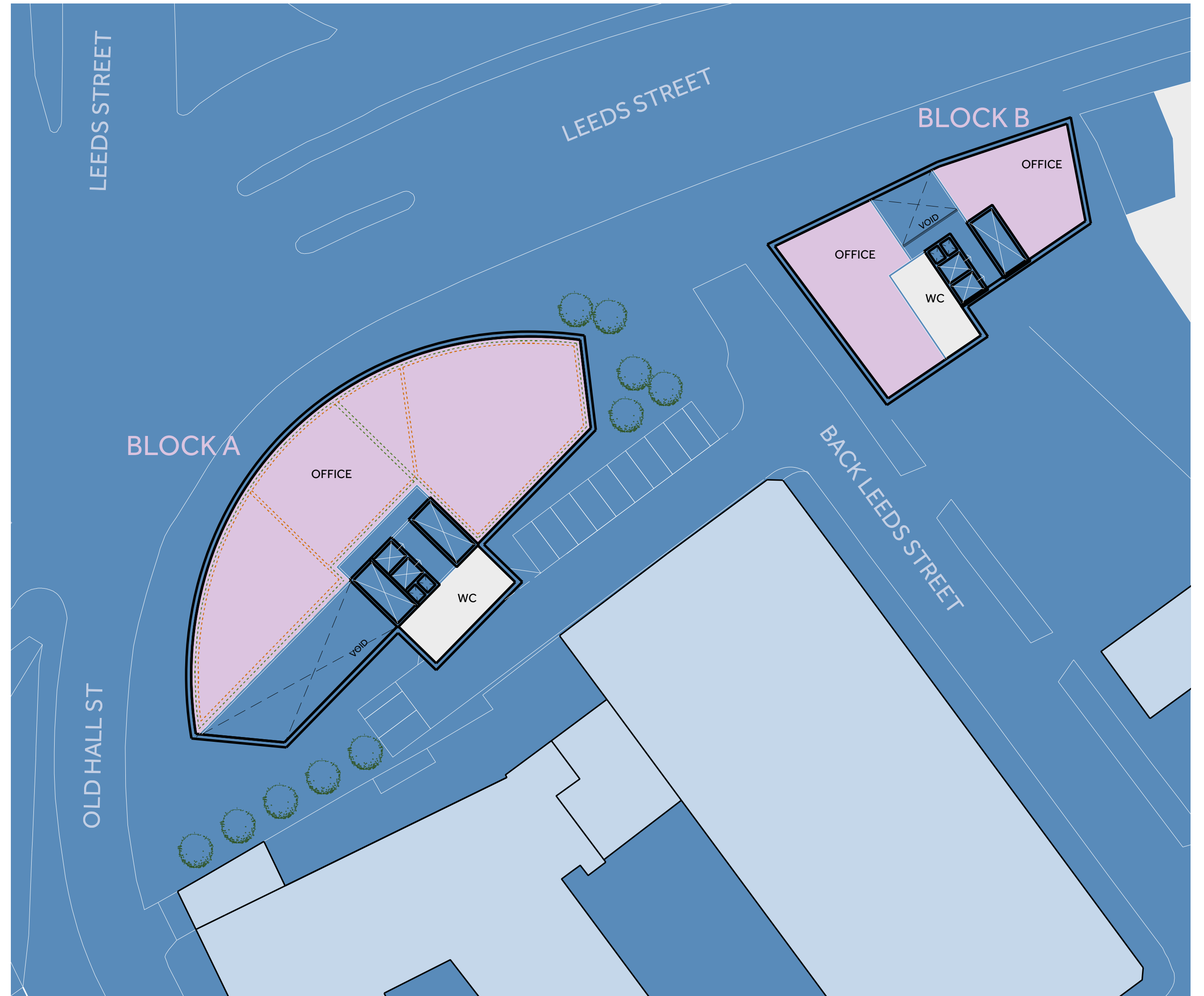
Level	Entrance Foyer /Lounge	Coffee Shop	Back of the House	Office	NIA	GIA
Level 01	0	0	62	692	754	861

### BLOCK B

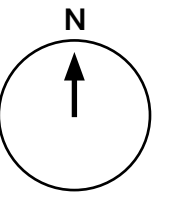
Level	Entrance Foyer /Lounge	Lounge	Back of the House	Office	NIA	GIA
Level 01	0	0	43	279	322	393

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# Typical Upper Floor Plan (Level 02 to 09)



- Office
- Back of house (WCs, Kitchenette etc.)
- Potential sub-division of office floor plate into 2no. office units
- Potential sub-division of office floor plate into 3no. office units

**BLOCK A**

Level	Entrance Foyer /Lounge	Coffee Shop	Back of the House	Office	NIA	GIA
Level 02	0	0	62	822	884	988
Level 03	0	0	62	822	884	988
Level 04	0	0	62	822	884	988
Level 05	0	0	62	822	884	988
Level 06	0	0	62	822	884	988
Level 07	0	0	62	822	884	988
Level 08	0	0	62	822	884	988

**BLOCK B**

Level	Entrance Foyer /Lounge	Lounge	Back of the House	Office	NIA	GIA
Level 02	0	0	43	315	358	430
Level 03	0	0	43	315	358	430
Level 04	0	0	43	315	358	430
Level 05	0	0	43	315	358	430
Level 06	0	0	43	315	358	430
Level 07	0	0	43	315	358	430
Level 08	0	0	43	315	358	430

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# Well connected

## Rail

Liverpool Lime Street is 5 minutes away by car and provides mainline service connections to all major UK towns and cities with Manchester 32 minutes, London Euston just over 2 hours away with trains departing hourly. The Merseyrail Loop system directly links Liverpool's Lime Street, James Street, Central and Moorfields stations which are all within a 15 minute walk of the development.

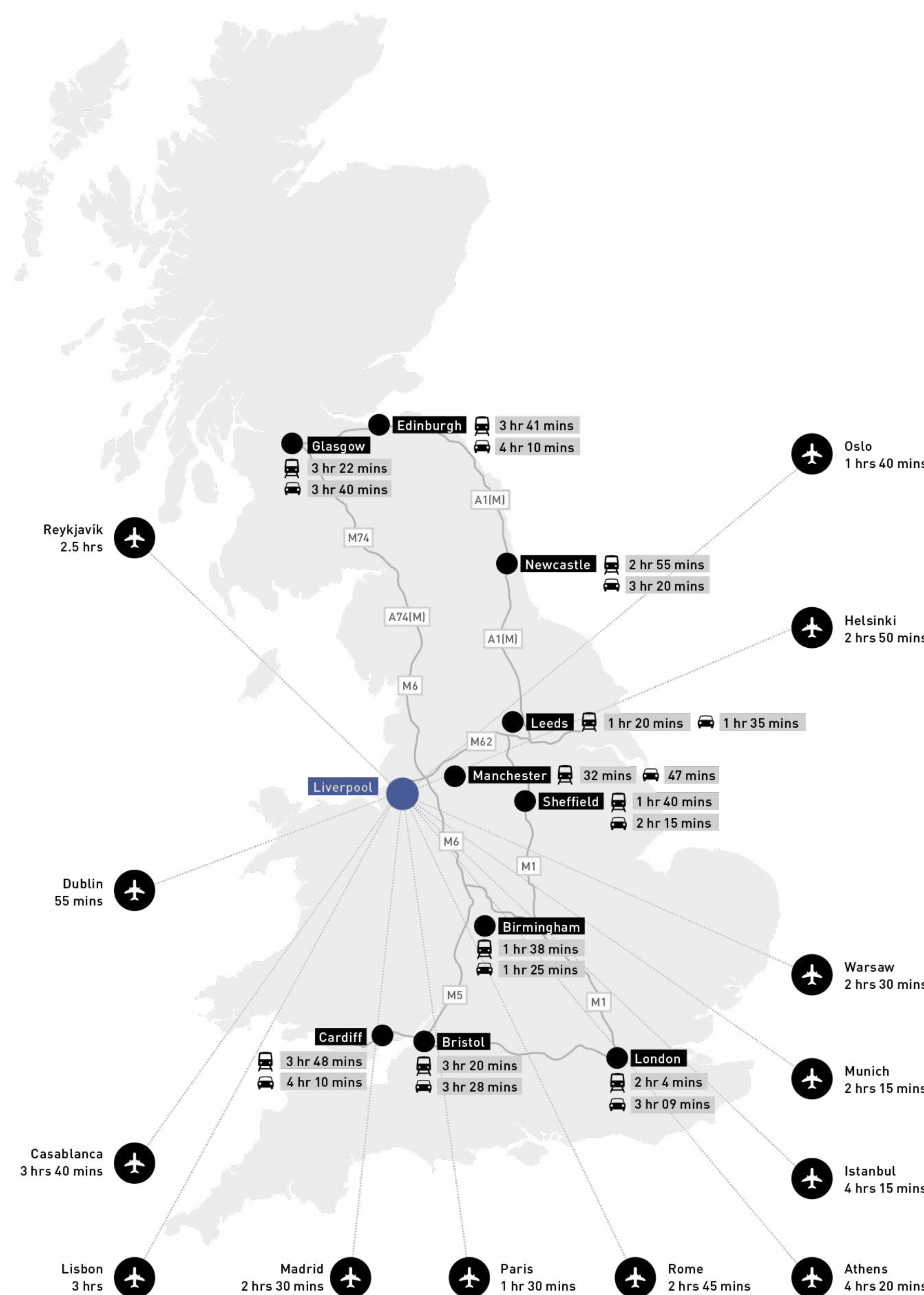
## Road

Liverpool has excellent connections to regional and national motorway networks. The M62 lies 7 km (4.5 miles) east, connecting Liverpool to the key regional cities of Manchester and Leeds, as well as the M6 and M1 national motorways.

## Air

Liverpool John Lennon Airport is situated 10 km (6 miles) south east of the city centre and has established itself as one of the UK and Europe's fastest growing airports, with direct flights to over 70 destinations. Manchester International Airport is approximately 50 minutes away by car.

Location	Train	Car
John Lennon Airport	15 mins	20 mins
Manchester	32 mins	47 mins
Manchester Airport	51 mins	44 mins
Birmingham	1 hr 38 mins	1 hr 25 mins
London	2 hr 04 mins	3 hr 09 mins



# Nearby attractions



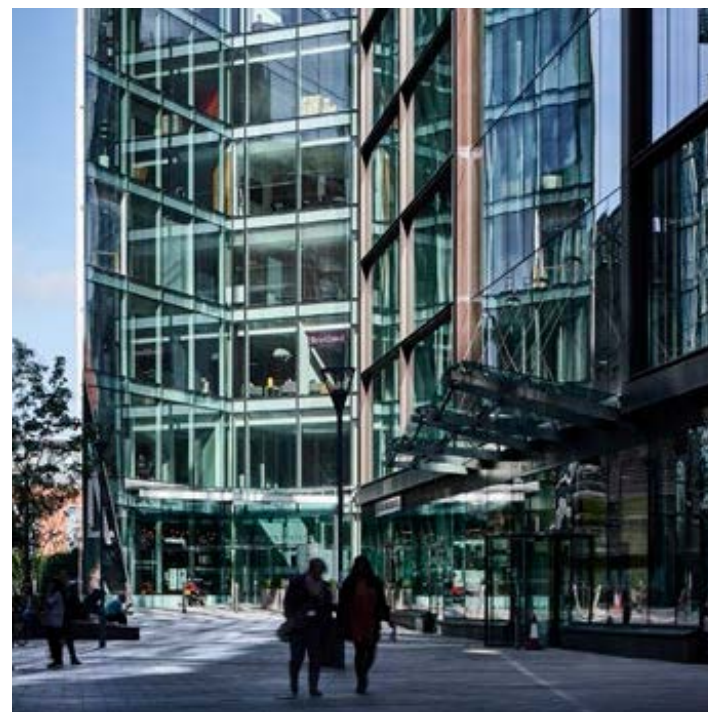


# Liverpool

Liverpool is recognised as an international commercial centre, providing major service centres for a number of sectors:

## Legal Services

More than 650 legal firms employing 10,000 staff across the city region, the legal sector is well established and thriving. Major firms such as Hill Dickinson, DWF, Brabners, Weightmans, DLA and Taylor Wessing are represented / headquartered there.



## Outsourcing

Major business process outsourcing global operators such as Capita, Fujitsu, Tata Consultancy Services and Arvato have discovered the advantages of a highly experienced and flexible workforce, with many public sector contracts being serviced out of Liverpool.



## Banking & Finance

One of the UK's leading financial centres hosting key facilities for Santander, Barclaycard, Handelsbanken, RSA and Bibby Financial Services. Wealth management is a particular strength and Liverpool is ranked as the leading location outside of London, with global firms such as Pershing (subsidiary of Bank Of New York Mellon), Investec Wealth management and Rathbones.



**1.5m**

residents

**2.5m**

catchment

**1.4m**

of catchment  
16-60 age group

**6m**

workforce within  
an hour

**£149b**

part of the UK's second  
largest regional economy

**#2**

fastest growing  
digital cluster in the UK

Liverpool has more than 90,000 students, of which 30,000 graduate each year.

## Retail

Over 8,000 people work in the major retail service centres for companies such as QVC, Shop Direct, TJ Morris, Matalan and B&M, all having their headquarters in Liverpool.



## City Centre Living

Liverpool is the UK's fastest growing city centre, with the population increasing by 181% between 2002 and 2015. (BBC, 2018)



## Investment & Regeneration

Over £5 billion has been poured into major regeneration projects since 2000, such as creating a new business district and waterfront, housing developments, and improvements to public spaces.



**4**

major universities

**90,000**

Students

**216,000**

students within one hours drive

**50,000**

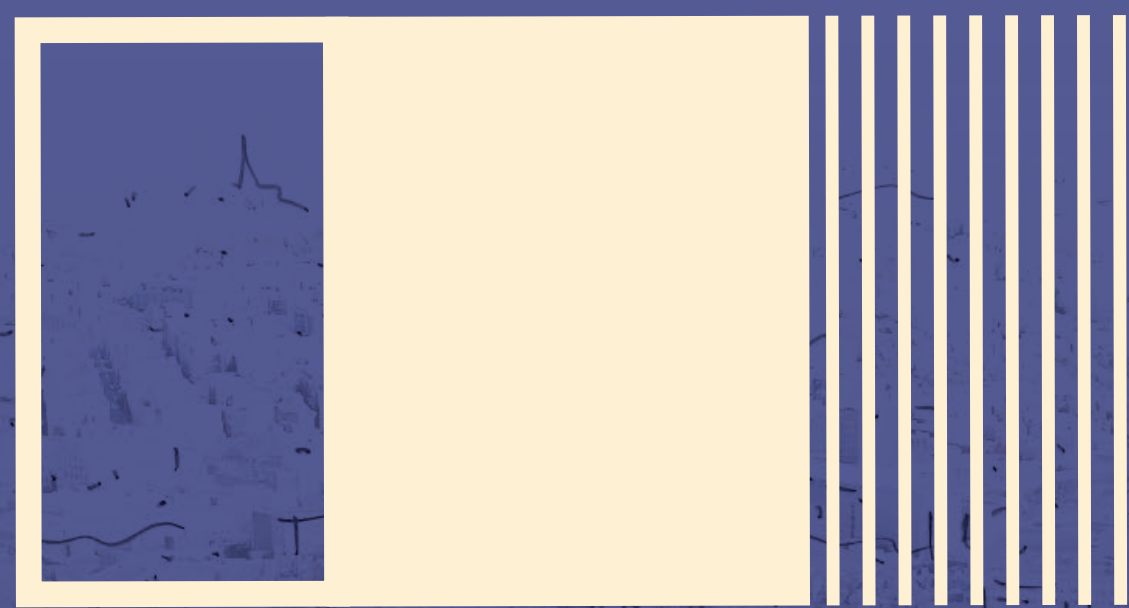
residents (approx.)

**Over 8,000**

people work in major retail service centres

**£10b**

of planned infrastructure improvements



# 122 OLD HALL<sup>ST</sup>

Further Information, please contact the agents:

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**WORTHINGTON  
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