



PROPERTY MEMORANDUM

ST. NICHOLAS HOUSE

OLD CHURCH YARD
LIVERPOOL L2 8TX

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St. NICHOLAS
HOUSE

PRESTIGIOUS REFURBISHED OFFICES

St Nicholas House is a prestigious office building located at the historic Old Churchyard in the heart of Liverpool's bustling central business district.

Constructed in the early 1980's of attractive buff brick and glass, the building has recently been comprehensively refurbished to a high standard with contemporary style interiors and superfast internet.

Spacious office accommodation is provided over seven floors, including a basement and ground floor. All levels are accessible via stairs or two passenger lifts, with the upper floors providing iconic city views towards the River Mersey and Royal Liver Building.

St Nicholas House is located on Chapel Street, adjacent to the scenic gardens of Our Lady and Saint Nicholas Church. It's a short walk from Moorfields and James' Street stations, Liverpool Town Hall, the Liverpool waterfront, Prince's Dock and several public car parks.





PRESTIGIOUS ADDRESS

St Nicholas House enjoys a privileged location at the historic centre of Liverpool's commercial past, present and future.

Liverpool has been a centre of global trade for over three centuries and Old Churchyard was a bustling haven for traders and travellers due to its location close to Prince's Dock and the former George's Dock and George's Dock Basin, now known as Pier Head.

Evidence of this glorious past can be seen in the many grand period buildings in this area, giving it an unparalleled grandeur and old-world charm; the most significant being the 'Three Graces' that comprise the Royal Liver Building, The Cunard Building and the Port of Liverpool Building.

The area has maintained its distinguished reputation and is home to hundreds of thriving businesses, with St Nicholas House established as a hub for leading professional service providers.



ACCESSIBLE

St Nicholas House is easily accessible off Chapel Street at its junction with George's Dock Gates and New Quay, and is just a few minutes' drive from the Queensway and Kingsway Tunnels. There are a number of car parks close by as well as short stay roadside parking.

In easy walking distance is James Street Station (2 minutes) and Moorfields Station whilst Liverpool Central Station and Liverpool Lime Street can be reached on foot in around 15 to 20-minutes.

As you would expect, in such a dynamic district there are ample amenities on offer, including coffee shops, sandwich bars and grocery stores, such as Tesco and Sainsburys. There is a wealth of day and night time dining to enjoy, including the restaurants of Marco Pierre White and Gino D'Acampo, the latter boasting a stunning sky bar with 360 panoramic views of the city.

GREEN SPACE

In such a busy and built up city, it can be difficult to find any pockets of calm where you can enjoy a break away from the desk. St Nicholas House is fortunate to lie adjacent to the gardens of the historic Church of Our Lady and Saint Nicholas; the last remaining green space in the business district.

This pretty public garden offers outdoor seating, lawns and planting alongside monuments dedicated to lost mariners and battalions and a stunning view of the iconic Royal Liver Building.



NEARBY AMENITIES

TRANSPORT

1. Moorfields Station – 0.1 mins (3 mins)
2. James's Street Station – 0.3 miles (6 mins)
3. Liverpool Central Station – 0.7 miles (14 mins)
4. Liverpool Lime Street – 0.8 miles (17 mins)
5. Liverpool Ferry Terminal – 0.2 miles (5 mins)
6. Liverpool One Bus Station – 0.5 miles (10 mins)

WELLNESS

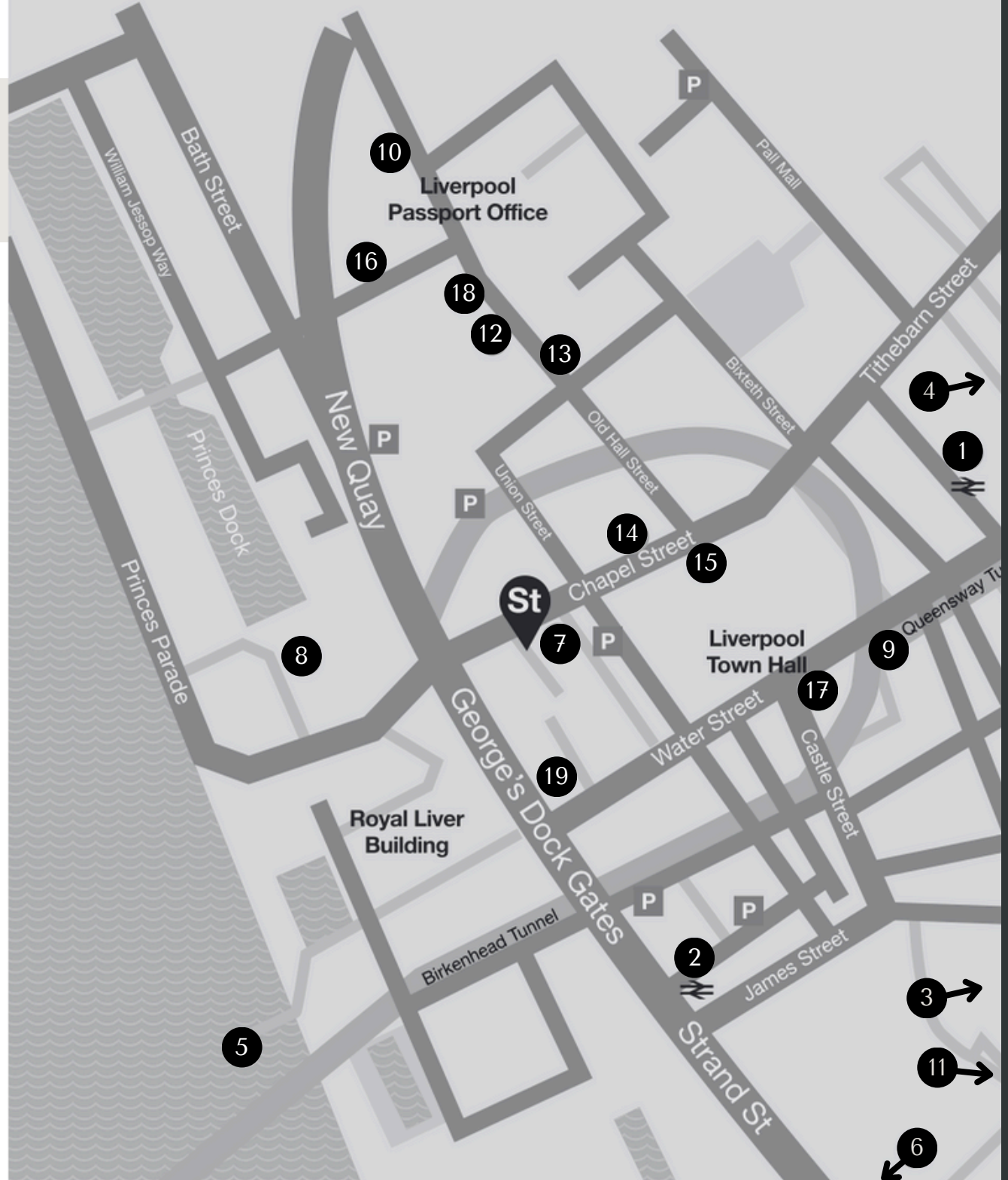
7. The Racquet Club – 20ft (1 min)
8. Harbour Health & Fitness Club – 0.2 miles (5 mins)
9. JD Gyms Liverpool City Centre – 0.2 miles (5 mins)
10. The Ark Spa & Fitness Club – 0.4 miles (8 mins)

SHOPPING

11. Liverpool ONE – 0.3 miles (7 mins)
12. Tesco Express - 0.2 miles (5 mins)
13. Sainsburys Local – 0.2 miles (5 mins)

DINING OUT

14. Marco Pierre White Steakhouse Bar & Grill - 456ft (2 mins)
15. El Gato Negro 500ft (2 mins)
16. Panoramic 34 0.4miles (7 mins)
17. Riva Blu Italian Restaurant & Bar - 0.2 miles (5 mins)
18. Gino D'Acampo Old Hall Street - 0.3 miles (5 mins)
19. Ma Boyle's Alehouse and Eatery - 476 ft (2 mins)





STYLISH & SMART

St Nicholas House has recently undergone a comprehensive refurbishment and rebrand.

These extensive works provide an impressive new entrance foyer and communal areas with tasteful contemporary interiors suited to modern businesses. Two spacious office suites on the third and fourth floors have also been fully refurbished.

SUPERFAST INTERNET

St Nicholas House is enabled with Telcom Preconnect, a dedicated superfast business internet connection capable of delivering speeds of between 30Mbps and 500Mbps and with a 99.99% uptime SLA.

Each of the refurbished office suites are pre-wired enabling internet access to be established within 24 hours of setting up a subscription.

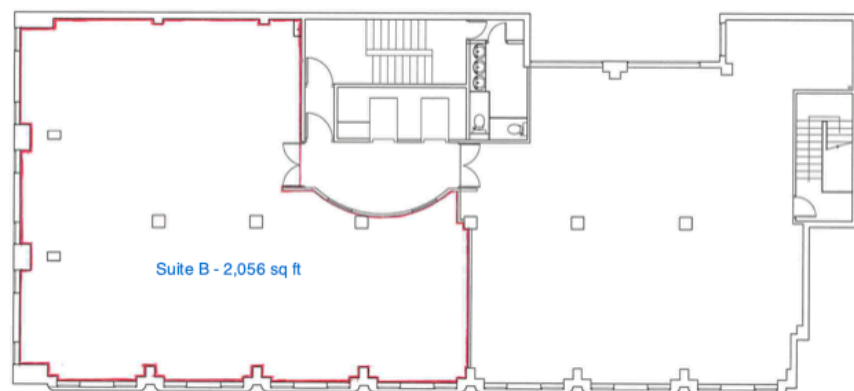
Contracts are available with optional business bolt-on services, including phone systems, managed firewall, managed LAN and managed wi-fi.

THE SUITES BENEFIT FROM:

- Open plan contemporary space
- Dedicated tea point
- Corner aspect with stunning
- Views to the Church of Our Lady, Royal Liver building and the river
- Superfast internet
- 2 x 8 person passenger lifts
- 24/7 access
- Basement storage
- EPC - Band C

AVAILABILITY

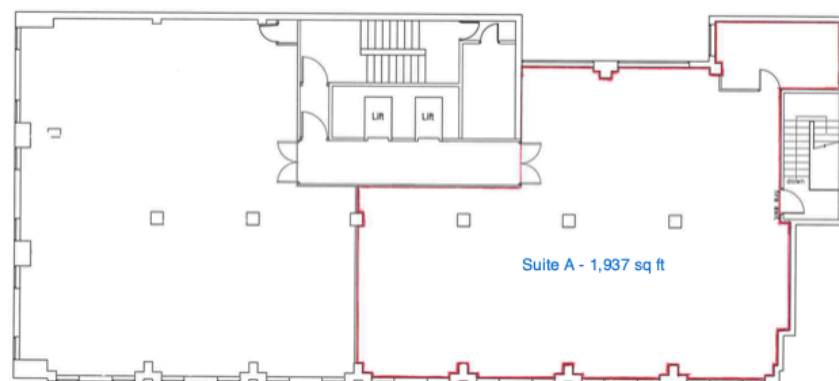
SECOND FLOOR



FOURTH FLOOR



THIRD FLOOR



Unit	Size (sq ft)	Rent PSF
Part 2nd Floor Suite B	2,056	£14.50
Part 3rd Floor Suite A	1,937	£14.50
Part 4th Floor Suite A	2,319	£14.50
Part 4th Floor Suite B	1,500	£14.50

IMPORTANT DISCLOSURES

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5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated: 09/06/2024.

Photographs dated: 01/08/2022 & 2023





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