



91 & 105 Duke Street

ROPEWALKS, LIVERPOOL L1 5JQ

TO LET | 49,642 SQ FT

ICONIC PERIOD PROPERTY OFFERING UNIQUE MODERN OFFICE SPACE



Liverpool Heritage.
Reimagined for Today



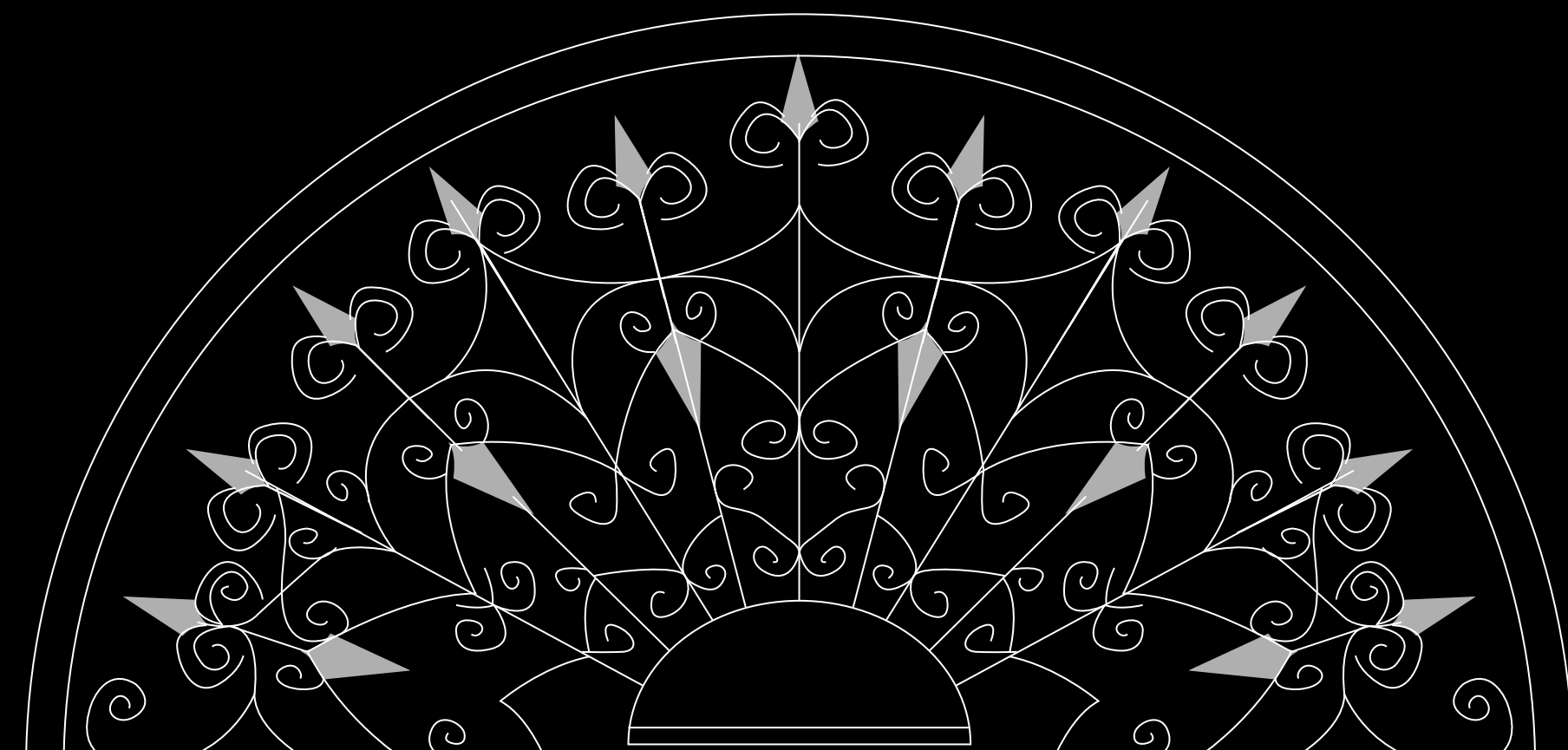
At The Heart of Ropewalks

The building is located on a prominent position on the corner of Duke Street & Slater Street in the heart of the Ropewalks area, which is just a short walk to Liverpool One and the retail core and Bold Street which consists of a number of bars, restaurants and independent fashion boutiques.

The building is extremely well located and is within close proximity to both Central Station and Liverpool Lime Street Station providing direct access to the Wirral and Northern Lines as well as mainline service connections to all major UK Towns and Cities.

Ropewalks is a quarter of Liverpool City Centre situated immediately to the south east of Liverpool ONE running up hill towards Liverpool's University/Georgian quarter. It is very central and, as such, has good access to the Central Station, Lime Street Station and the principal bus stations.

The area is characterised by 19th century warehouses associated with Liverpool's maritime past and was branded 'Ropewalks' approximately 20 years ago as several of the long, parallel streets. Ropewalks has since evolved into an interesting and characterful part the city centre featuring an eclectic mix of uses; residential/leisure/retail and office uses. It is a location that is inherently appealing to the creative industries in a similar way to the Baltic Triangle area.





Everything Within Easy Reach

Positioned at the heart of Ropewalks, 91 & 105 Duke Street sits within walking distance of Liverpool's best cafés, restaurants, fitness facilities and transport connections.



COFFEE & BREAKFAST

- 01 Bold Street Coffee
- 02 The Brink Cafe
- 03 Coffee Rules
- 04 Bean Coffee Roasters



LUNCH & CONVENIENCE

- 01 Tesco Express
- 02 Sainsbury's
- 03 M&S Foodhall Liverpool One
- 04 Pret A Manager



FITNESS & WELLNESS

- 01 PureGym Liverpool Central
- 02 Barry's Liverpool
- 03 The Gym Group
- 04 JD Gyms Liverpool



RESTAURANTS & SOCIAL

- 01 Maray
- 02 Mowgli
- 03 Rudy's Pizza
- 04 Hawksmoor
- 05 El Gato Negro



AFTER WORK

- 01 Albert's Schloss
- 02 Berry & Rye
- 03 The Monro
- 04 Duke Street Food & Drink Market

A Landmark Reimagined

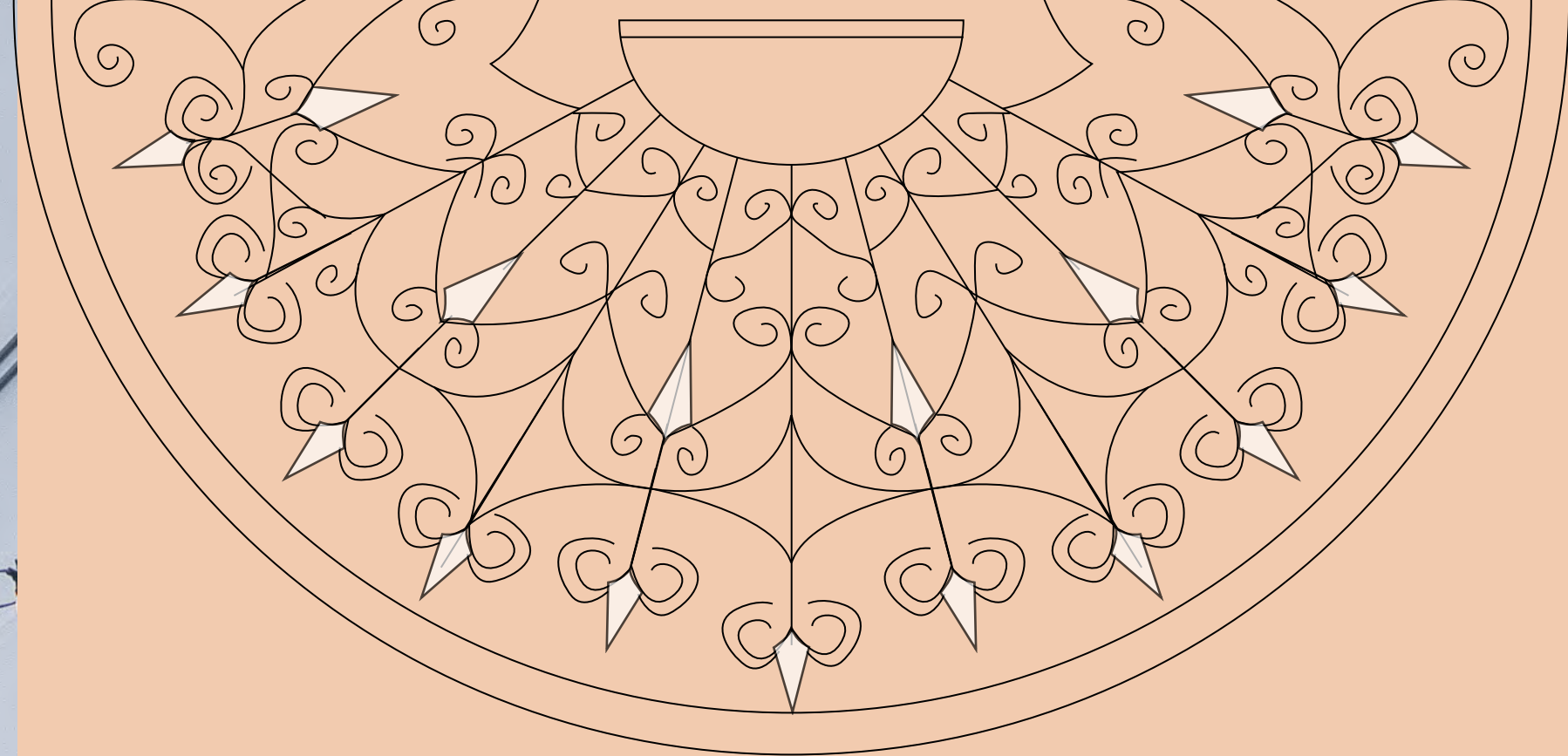
The property comprises two interlinked buildings; 91 Duke Street and 105 Duke Street.

The buildings have office accommodation which are centred around a purpose built full height glazed atrium. Each building has its own dedicated entrance fronting Duke Street.

105 Duke Street is a very attractive stone Georgian building dating from the early 1800s and was originally the Union Newsroom before becoming Liverpool's first public library. 91 Duke Street is a more modern concrete-framed building probably dating from the early 20th Century, but is also of Georgian design.

In 2021 a full renovation and CAT A fit out of the building was undertaken and subsequently Sony finalised their extensive CAT B fit out which is estimated to have cost c. £6m, helping to make it one of the most inspiring and technologically immersive workspaces in Liverpool.

The main building entrance and reception is accessed via Duke Street with a separately created staff/visitor entrance off Parr Street. Internally the property is arranged around a central glass atrium which on the ground, 1st and 2nd floors benefit from high ceilings and lead to large open plan work/studio space, meetings rooms, breakout space and WC's. The property benefits from newly installed VRV throughout the workspace accommodation. Power is via part raised floor and perimeter trunking.

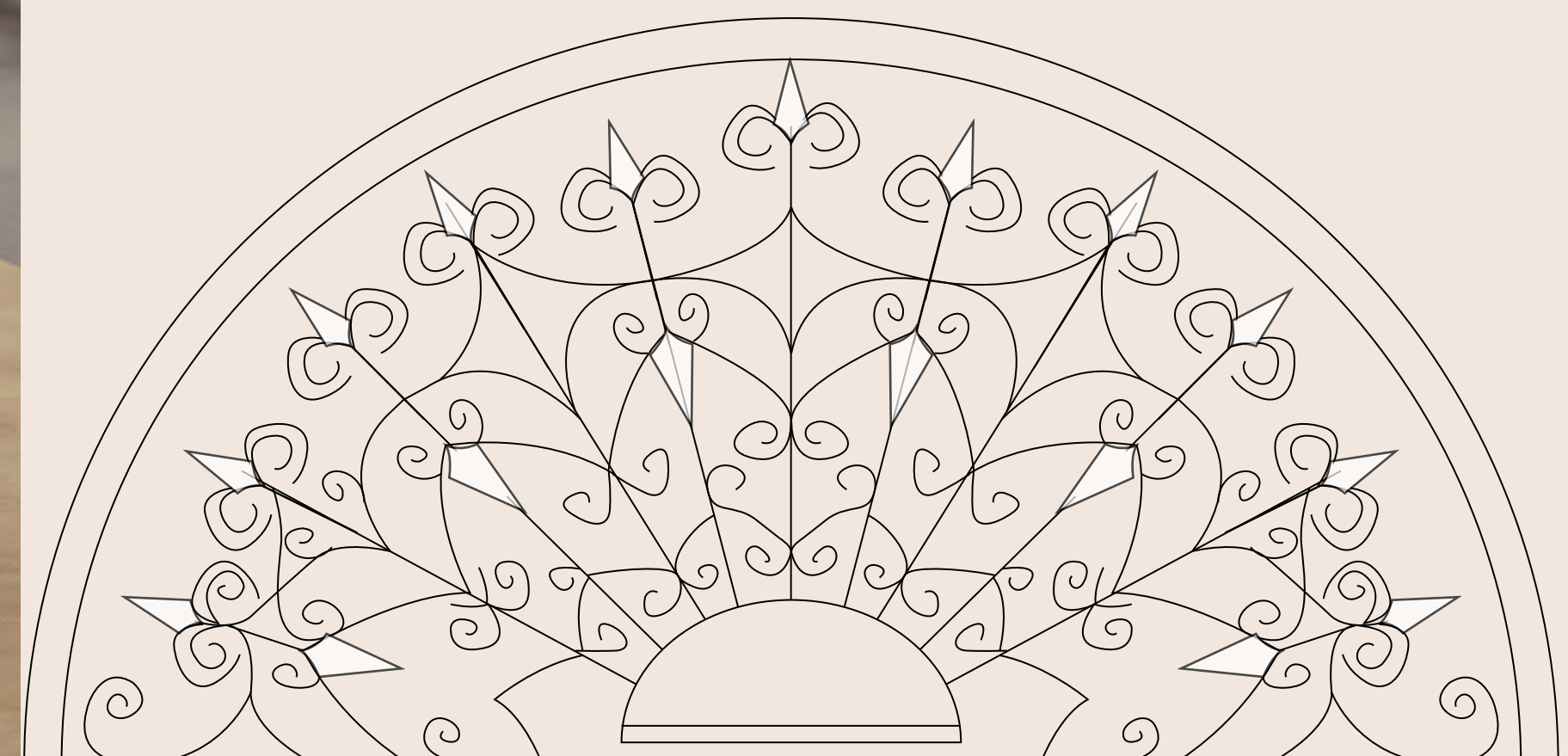




Internally, the two buildings are interconnected and provide a combination of open plan office accommodation, a series of meeting rooms, boardroom, & kitchen facilities.

The buildings also benefit from an extensive basement area.

49,642 sq ft of
Opportunity



See The Space

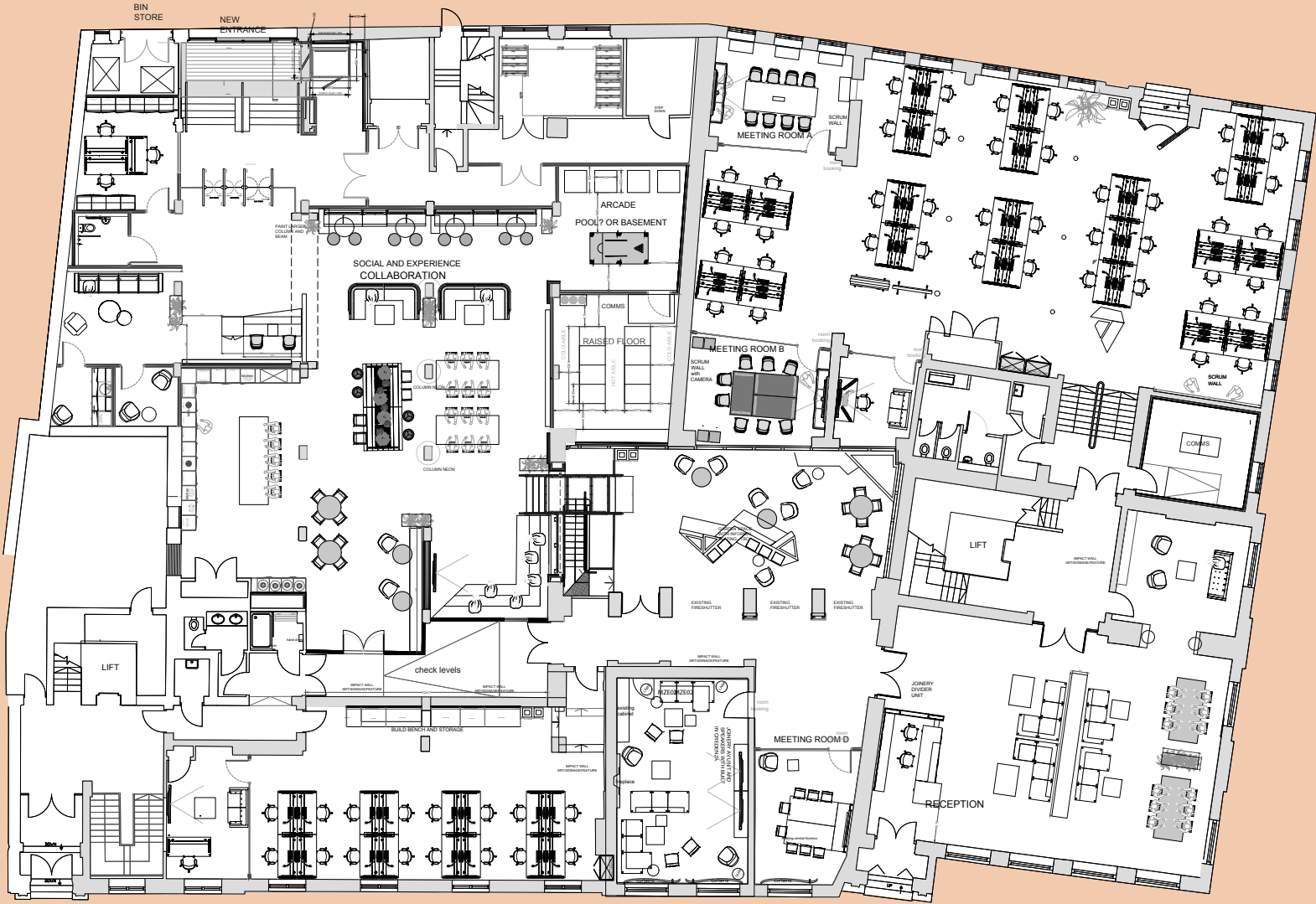
Net Internal Floor Areas (NIA)

	Sq ft	Sq m
Ground Floor	12,810	1,190.1
1st Floor	7,054	655.4
2nd Floor	13,180	1,224.5
Total Offices	33,044	3,069.8
Basement Area 1	9,943	923.9
Basement Area 2	6,655	618.3
Total Basement	16,598	1,542.0
TOTAL	49,642	4,611.7

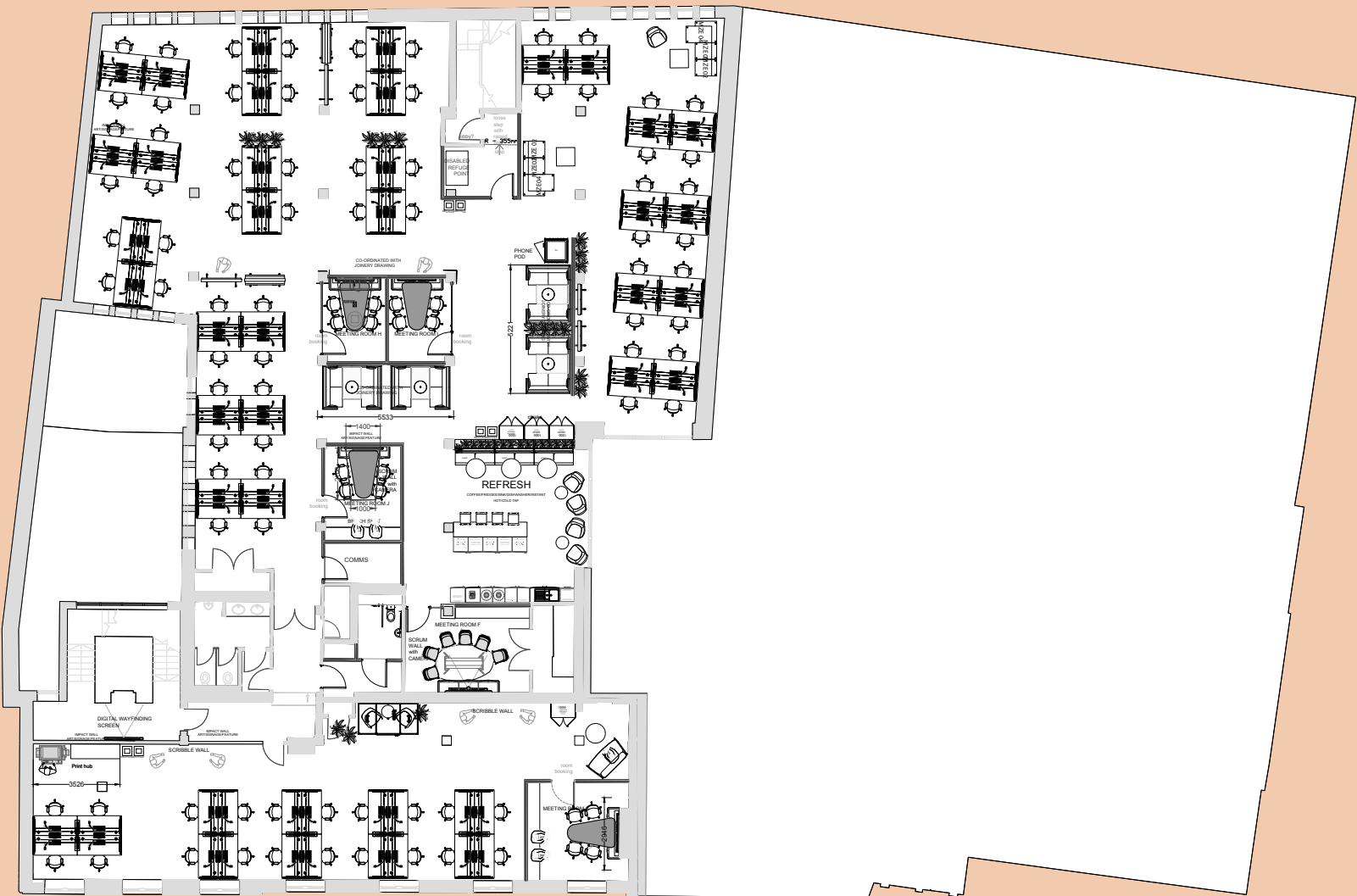
Specification

- Fully fitted out and furnished to an exceptional standard
- LG7 Lighting
- Fully Accessible Raised Floors
- Comfort Cooling
- Male, Female & Disabled W/C Facilities
- Window Blinds
- Extensive basement area

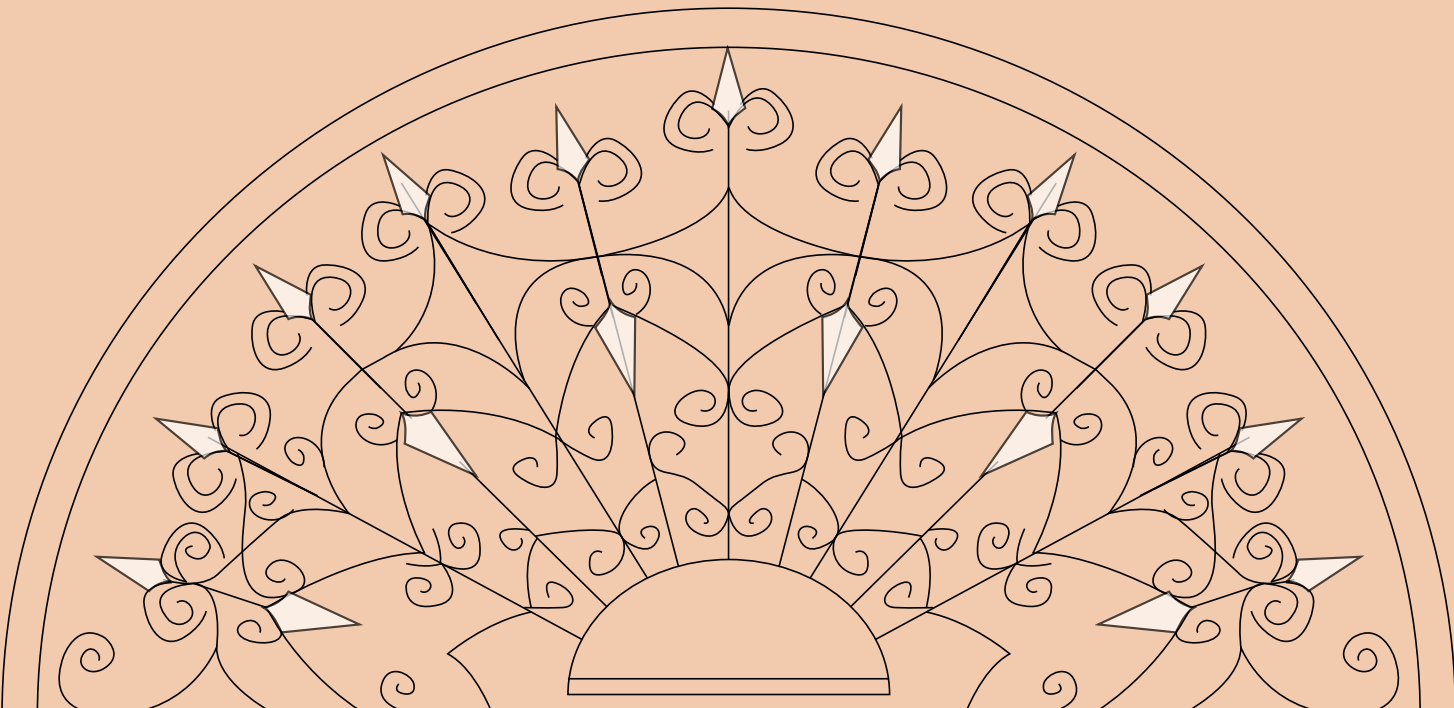
Ground Floor



First Floor



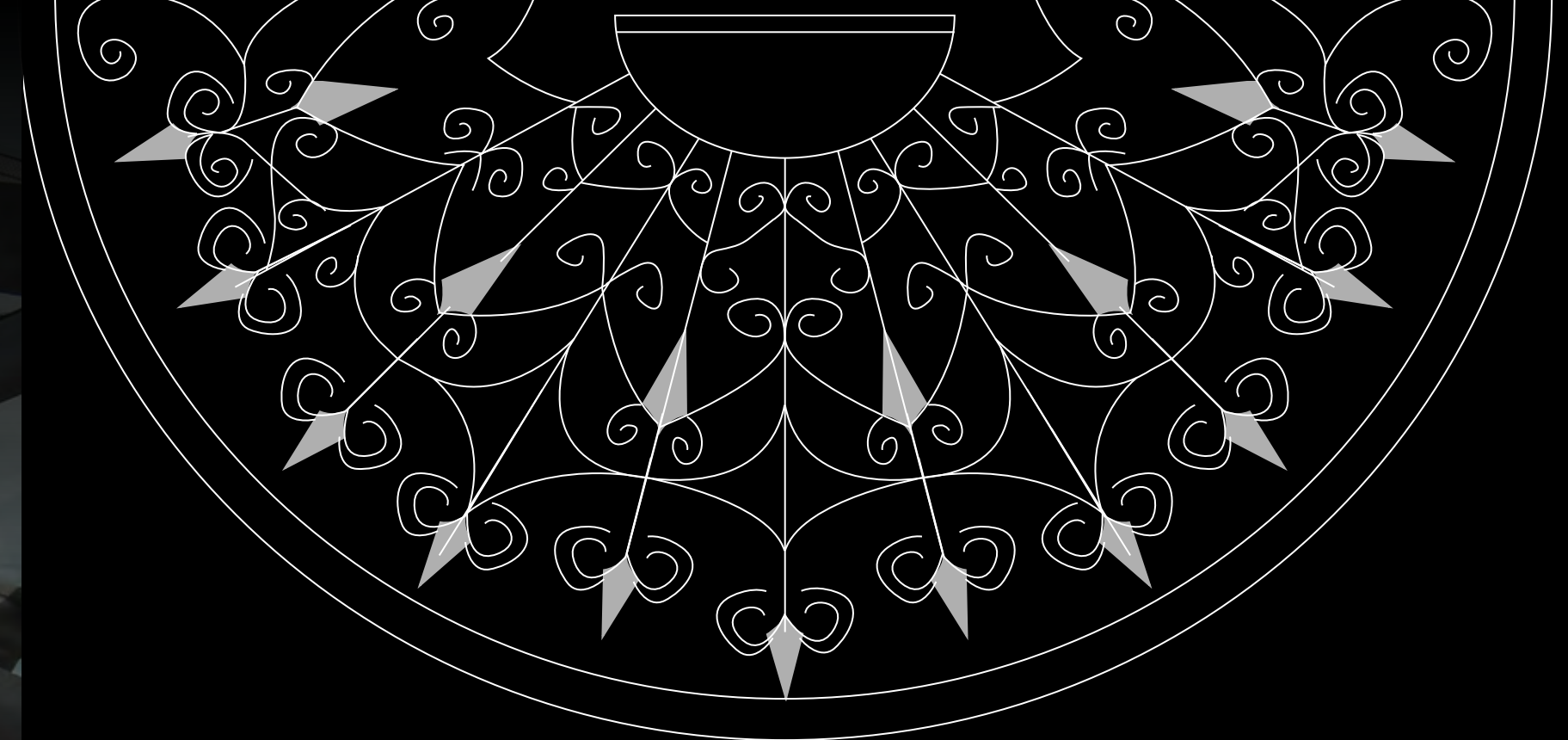
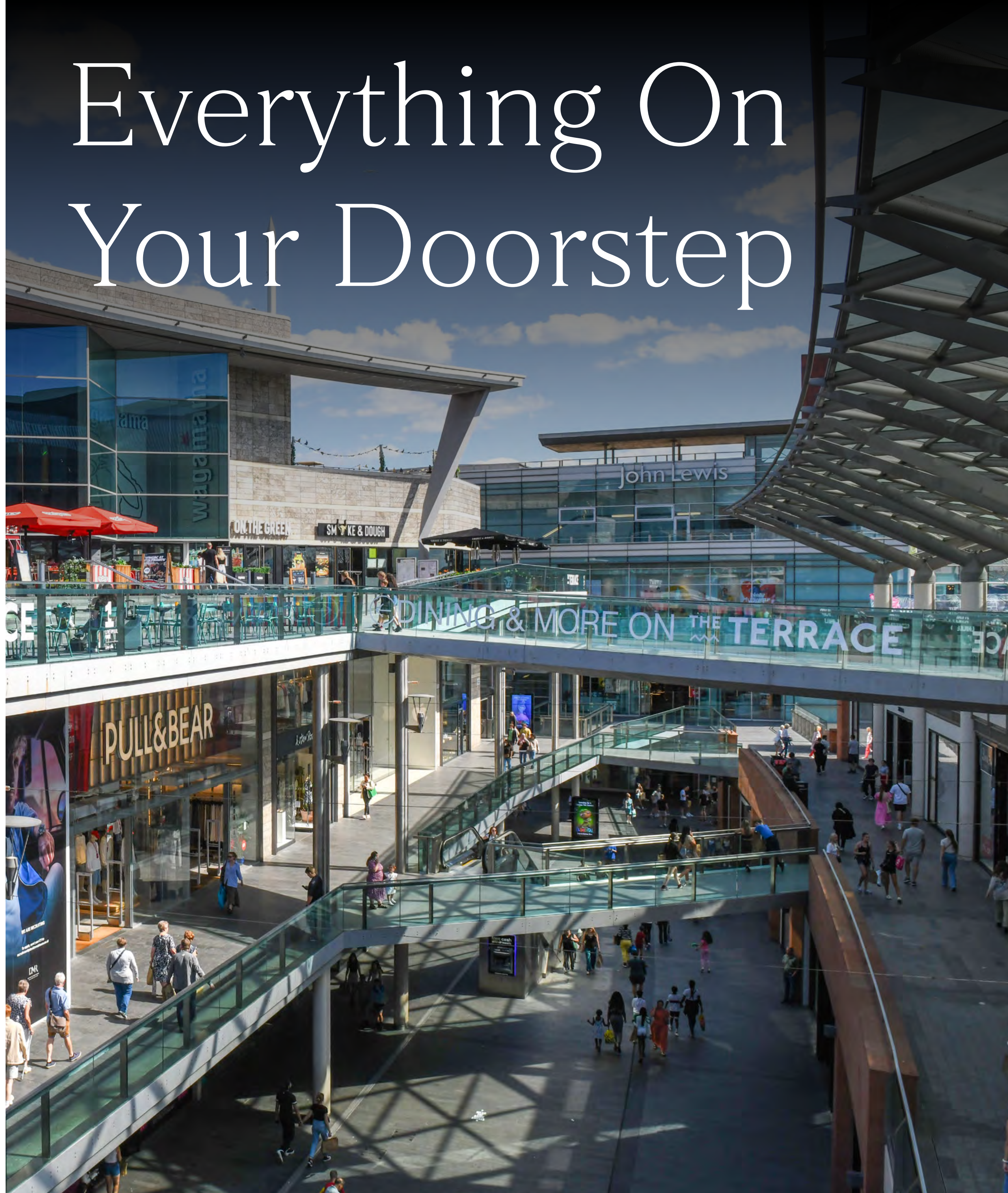
Second Floor





Workspace Without
Compromise

Everything On Your Doorstep

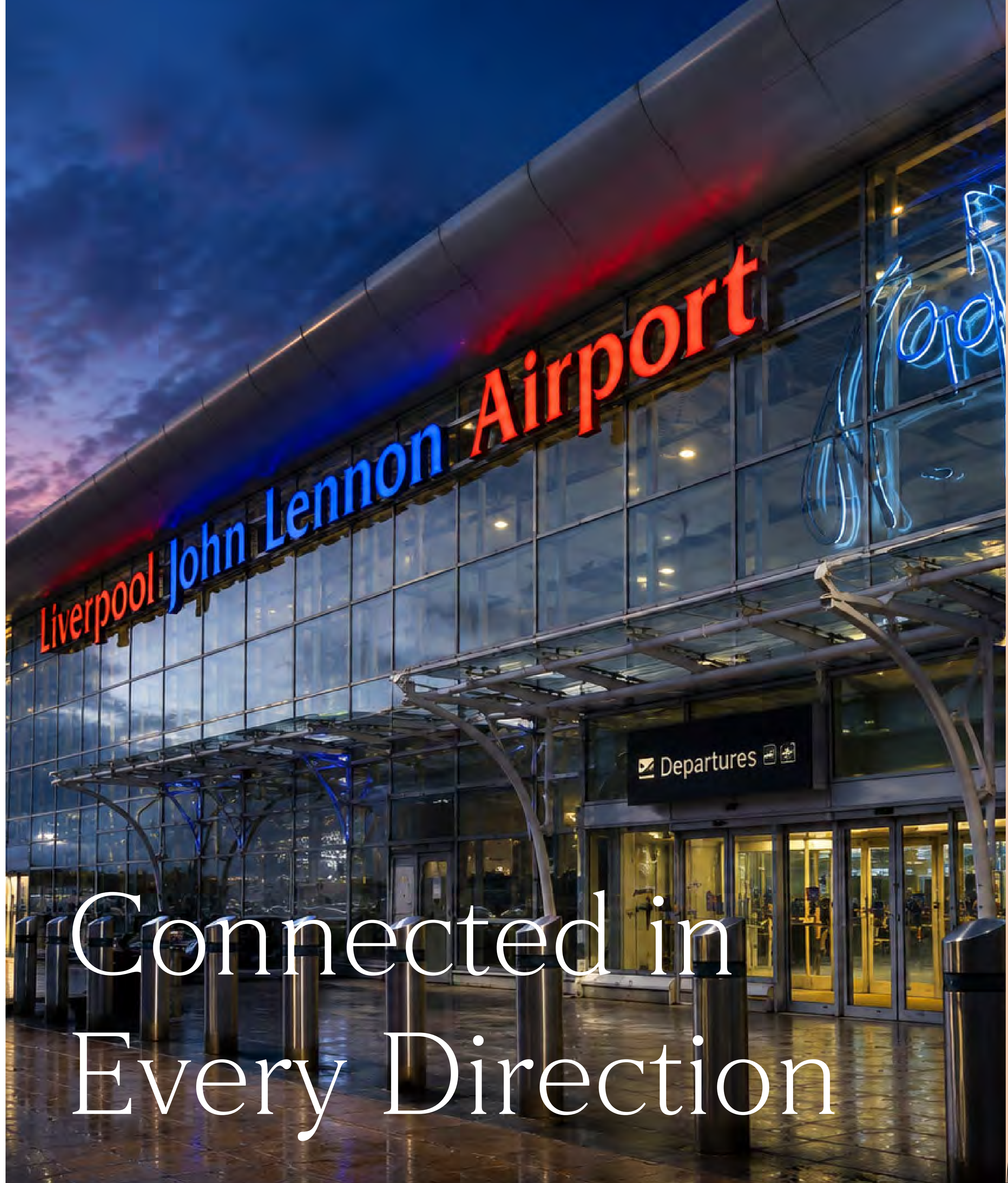


Situated within the heart of the Ropewalks area, means there are an abundance of top quality restaurants, bars, retail and leisure experiences within minutes of 91 & 105 Duke St.

Liverpool ONE, Europe's largest retail development, is just around the corner, as is the cosmopolitan Bold street area which boasts a host of international restaurants, bars and retail.

The Met Quarter and traditional retail centres of Church Street and Lord Street are also within a few minutes walk.

The magnificent Albert Dock, today a hive of activity with restaurants, bars and museums, The Liverpool Echo Arena and Exhibition Centre provide activities for all ages.



Road

Liverpool benefits from excellent road communications with three motorway networks providing access to the city. The M62 links Liverpool with Manchester (35 miles to the east), Leeds and Hull. The M53 provides direct access to Chester and North Wales and the M6 links the northwest region with Birmingham (approximately 75 miles south), and onto London via the M1.

Rail

Liverpool City Centre has excellent rail links with its own underground loop which provides direct access to Liverpool Lime Street providing mainline Service connections to all major UK Towns & Cities:

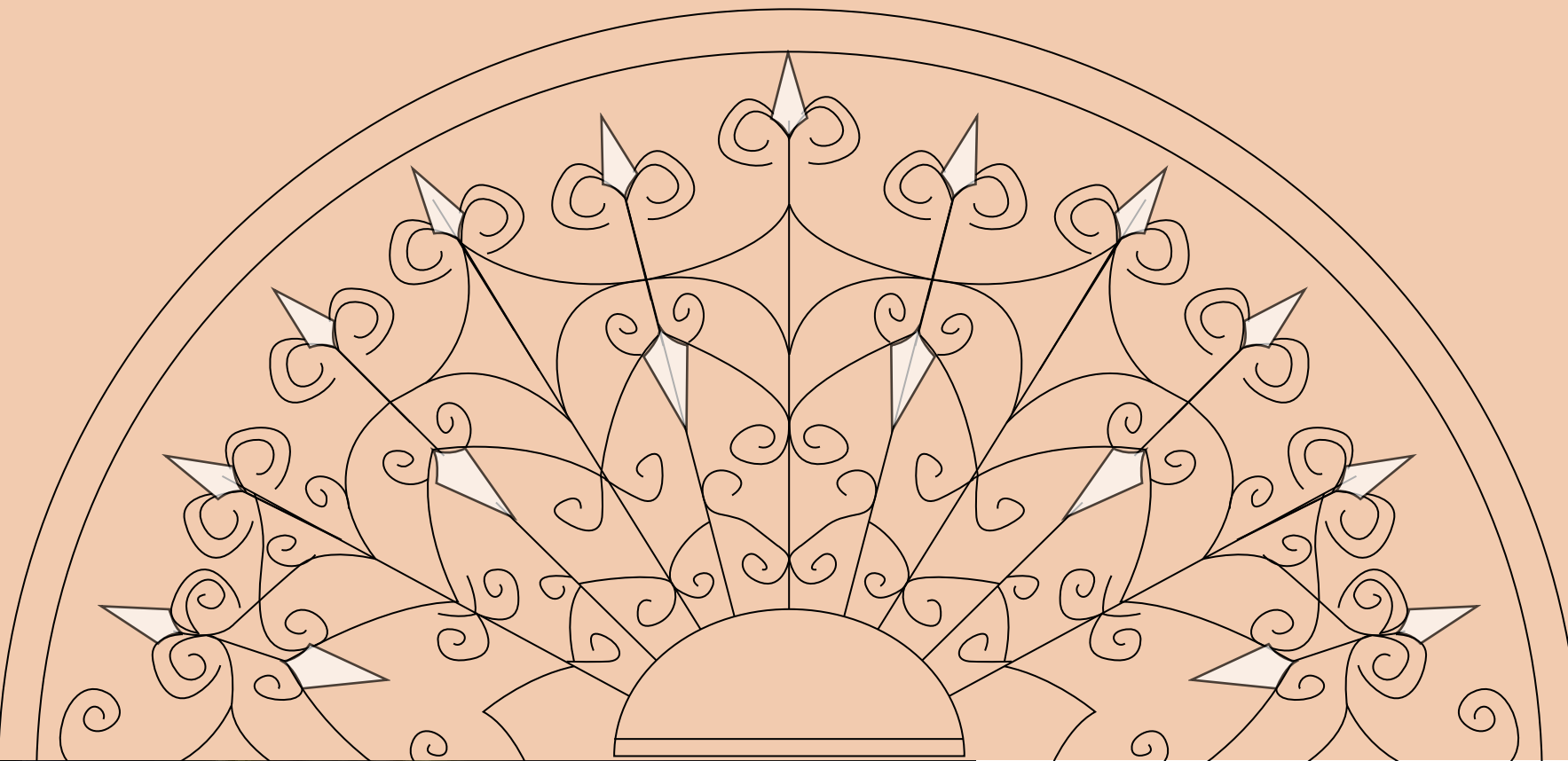
- London 2 hrs 16 mins
- Manchester 34 mins
- Birmingham 1 hr 31 mins
- Leeds 1 hr 23 mins
- Glasgow 3 hrs 33 mins

With a yearly footfall of 16 million passengers, Liverpool Central Station is the central hub for the Mersey rail network and underground loop which provides direct access to the Wirral and Northern Lines.

Air

Liverpool John Lennon Airport is located approximately 7.5 miles south east of the city centre and is one of Europe's fastest growing airports with direct flights to Major European Cities.

Connected in
Every Direction





Crafted for Modern
Occupiers

91 & 105 Duke Street

Discover Duke Street



The Opportunity

The property is available to lease for a term to be agreed.

Speak to the Team



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Designed by:
Blaze
Marketing
0141 387 7252

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