

BURLINGTONHOUSE

Crosby Road North, Liverpool L22 0PJ



High specification office space
from 500 to 15,000ft²

bruntwood

Welcome

Having undergone an extensive refurbishment, Burlington House offers cost-effective, high quality offices from 500 to 15,000ft² and everything in between.

Leases are flexible, meaning if your requirements change and you need to up or downsize your space, you can move seamlessly to one of our 90 buildings, located throughout Liverpool, Manchester, Leeds and Birmingham, within the terms of your lease.

Burlington House is ideally located on Crosby Road North, in Waterloo, just a short walk from several local amenities, including bars, restaurants and sandwich shops. The building is also easily accessible by car and train and with on-site car parking available your commute can be made as convenient as possible.

Not only this, the building benefits from being managed by our on-site customer service team. They deliver world class service to you and your visitors on a daily basis, ensuring your office experience is as stress free and enjoyable as possible.

If you'd like to find out more about the offices at Burlington House, please don't hesitate to contact us.



Jane Yates
General Manager
0151 600 5353

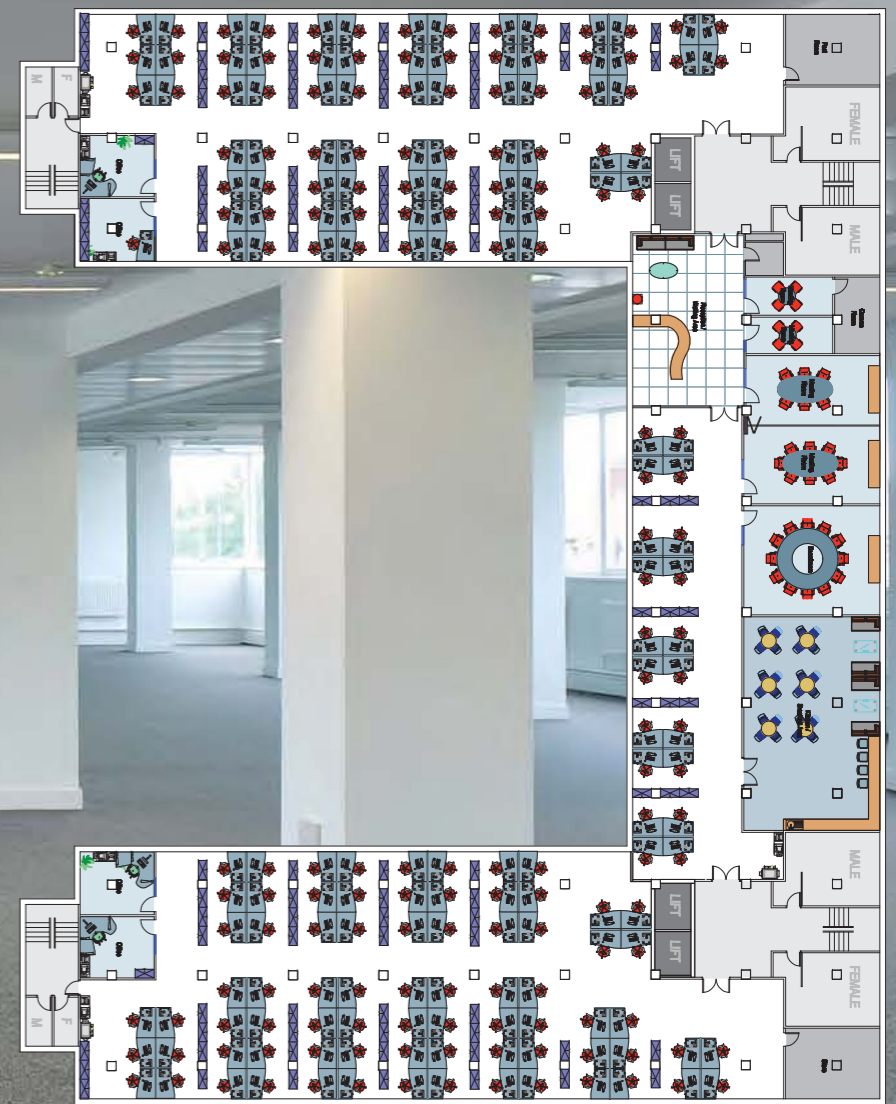


Office space

This is an example of how an office of 15,000ft² can be laid out over one floor at Burlington House. With the help of our project management team we can provide space plan advice and use our bulk buying power to secure you the best deals on fixtures and fittings.

Technical specification for the building includes:

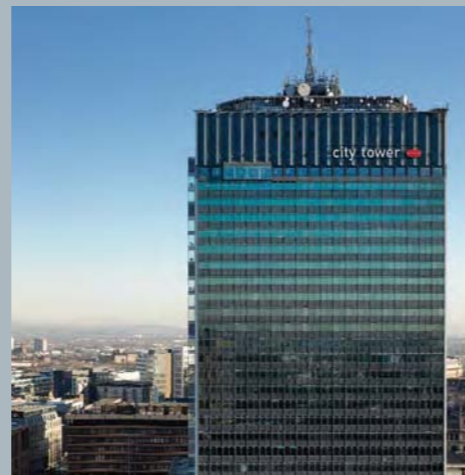
- On-site customer service team
- 24 hour access
- Disabled access
- Flexible open plan suites
- Soffit ceiling
- 3 part perimeter trunking
- Four lifts
- Shower facilities
- Cycle racks
- On-site car parking



High density space plan

- Reception area
- 172 workstations
- 4 x 1 person offices
- 2 x 4 person meeting rooms
- 1 x 6 person meeting room
- 1 x 8 person meeting room
- 1 x 12 person meeting room
- 1 x Kitchen and breakout area
- 2 x store rooms
- 1 x comms room





Bruntwood

Bruntwood's objectives are simple: To provide the best quality, value for money office space and serviced offices, alongside unrivalled commercial flexibility and customer service.

Benefits of becoming a Bruntwood customer include:

- **Customer Service**
Bruntwood buildings are only managed by highly trained Bruntwood people. We build long-term relationships with our customers and provide a professional and friendly welcome for you, your staff and your visitors.
- **Ownership**
As an established family-owned business, we develop and manage our buildings for the long-term. Our concentrated ownership means we can tailor our offices to suit your exact requirements.
- **Choice**
Our choice of 90 buildings provides a range of flexible options, from one desk to an entire building, to ensure we have an office that fits.

- **Flexibility**
A lease is with Bruntwood meaning you have the flexibility to expand, downsize or relocate your office space within our multiple locations at any time.
- **Bespoke**
We work closely with our customers to create bespoke offices. Our dedicated project management team make the process as easy as possible and minimise your costs in the process.
- **Communities**
At Bruntwood we believe that a successful, vibrant and diverse community creates a successful place to do business. That's why we donate 10% of our profits to arts, charitable and civic initiatives.
- **Sustainability**
We don't like waste at Bruntwood. We work tirelessly to eliminate waste from all aspects of our business, doing our part for the environment and working hard to save you money.

Location



With a convenient location on Crosby Road North, Burlington House is surrounded by a variety of local amenities. Travelling to the building also couldn't be easier, with easy access to the M57 and M58 motorways and Waterloo train station is only 500 metres away, providing direct links to Southport and Liverpool.



For more information about Burlington House or becoming a Bruntwood customer, please call **0151 600 5353**
www.bruntwood.co.uk



Burlington House

Liverpool



AVAILABLE UNITS...

Unit No.	Size sq. ft.	sq.m.	Rent (per sq ft)
G2/G3	7,707	715.98	£8.50
1B	4,559	423.53	£8.50
1E	520	48.31	£8.50
2E	900	83.61	£8.50
4E	1,805	167.68	£8.50

Service charge of £4.77 per sq ft. Car parking spaces also at a ratio of 1:280 sq ft at an annual cost of £350/space.

For further details contact Brian Ricketts Hitchcock Wright & Partners 0151 227 3400, alternatively contact our Joint agent Matthews & Goodman.

