

EXCHANGE FLAGS

WALKER HOUSE
LIVERPOOL L2 3YL

Exchange Flags lies at the heart of Liverpool's business district with a proud commercial heritage spanning over 700 years. Already proven to be the focal point for Liverpool's strengthening business renaissance, Exchange Flags offers in excess of 360,000sqft of high

quality refurbished office space from 1,000sqft up to 100,000sqft together with a range of retail and leisure units. Whether you need niche office space for a team of 10 or corporate space for 1,000 staff, we are sure to be able to satisfy your requirement.



Exchange Flags: much more than a landmark



Liverpool is a city that is attracting new investment from around the globe. A city that means business. Not since its days as the foremost port in the world has Liverpool witnessed development activity of the past decade. Grosvenor's Liverpool ONE, a 10,000-seater arena and conference & exhibition centre, hotels to cater for every budget and a cruise liner

landing stage are just some of the features of the cityscape. Liverpool's business reputation is enhanced by its acclaimed success in hosting the 2014 International Festival of Business: An event which returns to the city in 2016. This rich heritage has established the city as a leading tourist destination in the UK. With more museums and galleries than any city outside London

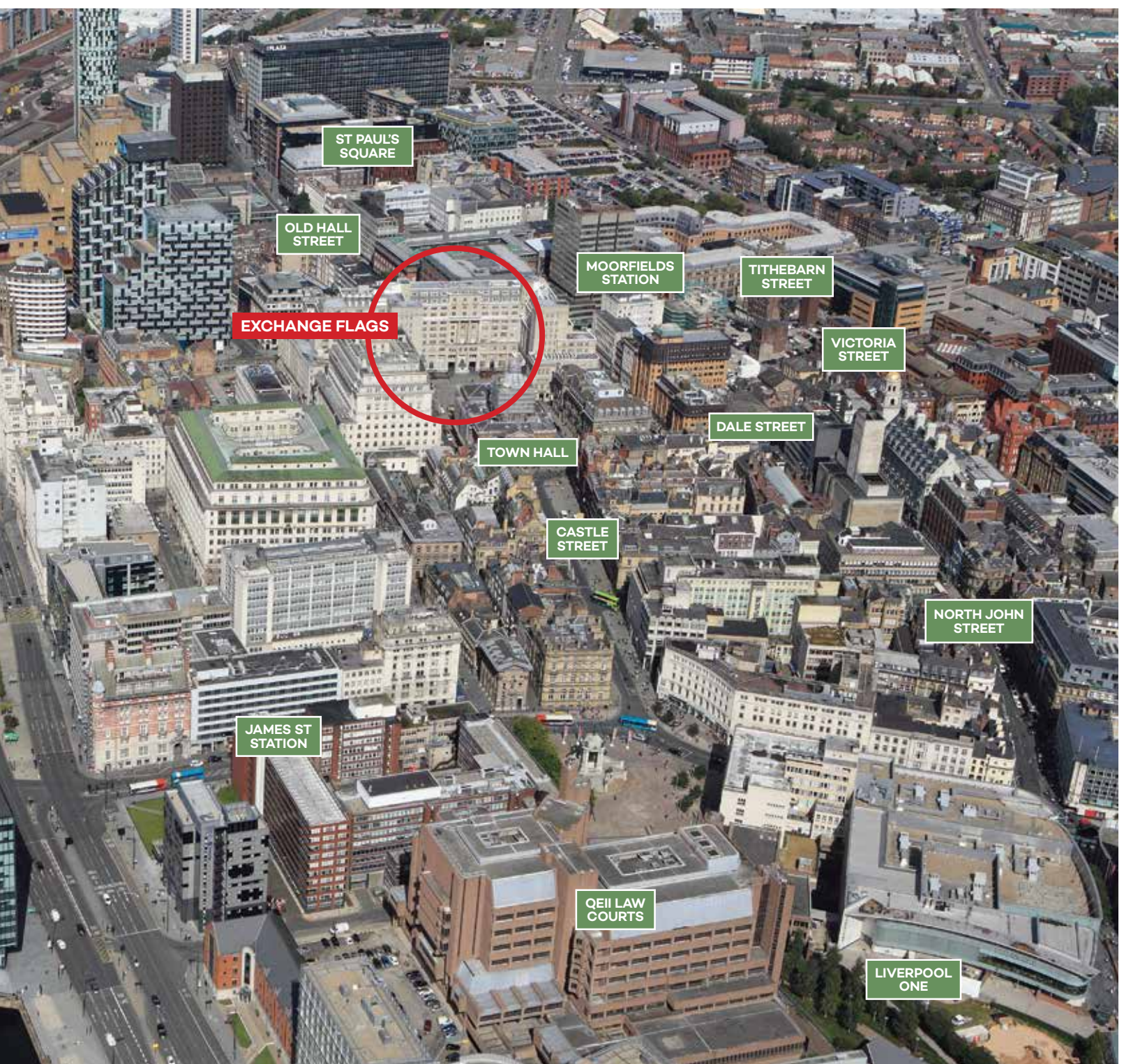
and a World Heritage Waterfront, Liverpool boasts unique character; artistic, sporty, vibrant, adaptable and welcoming. The high quality of lifestyle on offer is a decisive factor for major inward investors seeking a new business location.



MUSEUM OF LIVERPOOL

THE STRAND

At the heart of
everything that matters





Innovative design, high quality workmanship and forward-thinking management has set Exchange Flags apart from its competition but it offers much more too. Elegant façades, geometric lines and massive columned porticos reflect the era of Liverpool's standing as one of the world's foremost

commercial centres. And with the resurgence of the city's fortunes, that style and presence is in demand from regional, national and international businesses. Walker House and Horton House can offer the full range of high quality accommodation to suit micro-businesses and corporate headquarters.

Exchange Flags is much more than an office building – it's a business community that welcomes new occupiers. Whether large or small, all tenants can be assured of an exceptional standard of management provided by a dedicated on-site team.



First impressions make
lasting business impressions



Every detail considered
and future-proofed

Exchange Flags has to be Liverpool's most desirable business address – and it is a great destination for gourmet dining too. Walker House and Horton House, the two distinct elements that comprise Exchange Flags, flank an impressive square that is complemented by the Town Hall on its fourth side. The elegance of the original architecture has been matched by a

sympathetic yet stylish refurbishment – the specification is equivalent to Grade A office accommodation across the city. One of the UK's largest legal practices was quick to acknowledge the quality of accommodation and housed its headquarters in Horton House. A large government agency also relocated to Exchange Flags taking 70,000sqft of accommodation and

being awarded best workplace fit-out by the British Council of Offices (BCO) regional awards. Other sectors represented include wealth management, niche legal services, commodity trading, construction and surveying consultancies as well as restaurants, cafés and delicatessens.



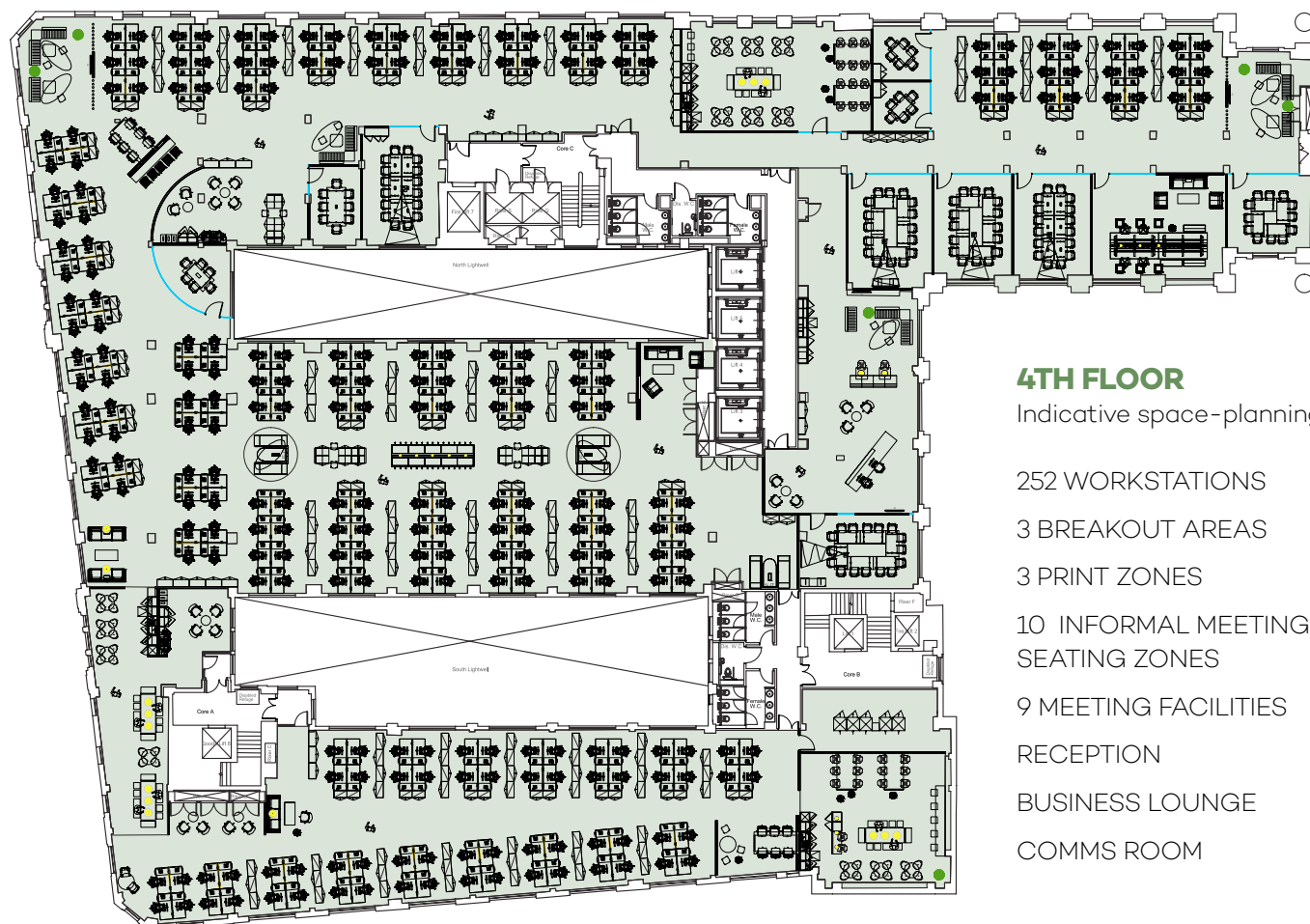


Flexibility for your business needs

Exchange Flags offers a specification which surpasses the expectations of today’s discerning decision makers including:

- STYLISH CONTEMPORARY RECEPTION AREAS
- MODERN PASSENGER LIFTS, COMMON PARTS AND WCs
- HIGH SPECIFICATION HEATING/COOLING SYSTEM
- RAISED-ACCESS FLOORS AND LG7 COMPLIANT LIGHTING
- FULLY DDA COMPLIANT
- 24-HOUR ACCESS AND SECURE CAR PARKING
- FURTHER FLOOR PLANS/SPACE PLANNING OPTIONS AVAILABLE FROM WWW.EXCHANGEFLAGS.COM

AVAILABILITY	SQFT	SQM
3rd Floor (Suite B)	10,040	933
4th Floor	26,576	2,469
5th Floor	17,007	1,580
6th Floor	11,795	1,096
7th Floor	15,102	1,403
8th Floor	13,563	1,260
9th Floor	11,636	1,081
TOTAL	105,719	9,822



4TH FLOOR

Indicative space-planning

252 WORKSTATIONS

3 BREAKOUT AREAS

3 PRINT ZONES

10 INFORMAL MEETING/
SEATING ZONES

9 MEETING FACILITIES

RECEPTION

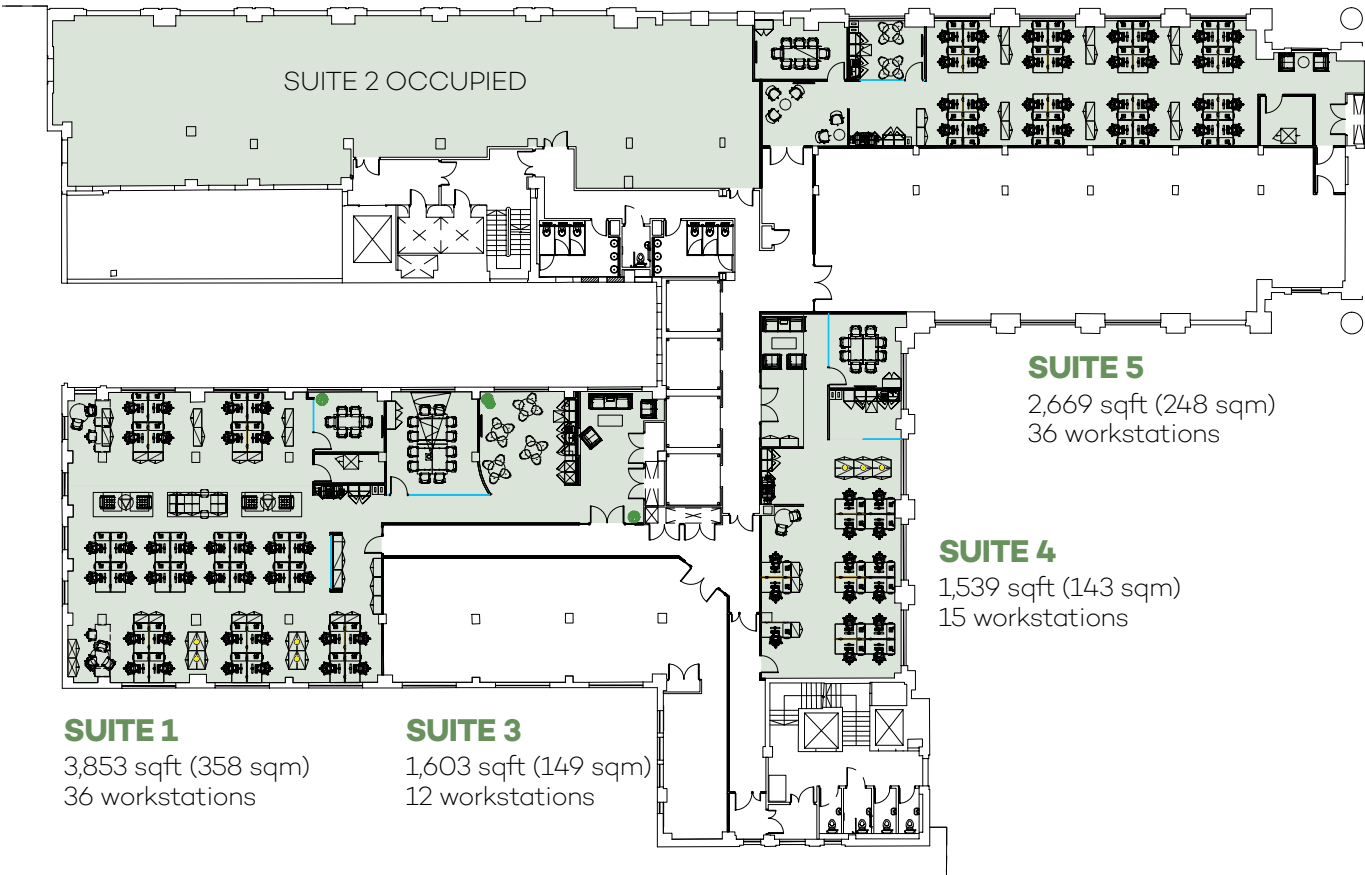
BUSINESS LOUNGE

COMMS ROOM



6TH FLOOR

Indicative space-planning





Convenience and quality
at Exchange Flags



1. RADISSON BLU HOTEL	7. THE RACQUET CLUB HOTEL	13. GOURMET COFFEE	19. CAFÉ NERO
2. WHITE BAR (RADISSON)	8. WALKER HOUSE	14. FAZENDA RODIZIO GRILL	20. OLIVE RESTAURANT
3. TESCO EXPRESS	9. ATLANTIC TOWER HOTEL	15. PHILPOTTS	21. SAN CARLO RESTAURANT
4. SAINSBURY'S CENTRAL	10. CROWNE PLAZA HOTEL	16. MOOSE COFFEE	22. PICCOLINO
5. STARBUCKS	11. MALMAISON HOTEL	17. VIVA BRAZIL RESTAURANT	23. TRAVELODGE
6. HOTEL INDIGO	12. THE JUICERY	18. RESTAURANT BAR & GRILL	24. 30 JAMES STREET

Centrally placed for business and leisure

Perfectly placed at the hub of Liverpool's commercial activity and transport infrastructure: Directors, staff and visitors will all enjoy the convenience of this unparalleled location. Everything you might demand of city life can be found within easy walking distance of Exchange Flags. Whether entertaining clients, nipping out for a sandwich or coffee, picking up

your daily newspaper or stepping out for a romantic dinner for two. The ground floor areas of both Walker and Horton House allow diners to enjoy the style and comfort of contemporary cuisine in a classical building and with external seating areas, The Flags has become a focus for alfresco dining. The nearby underground stations of James Street and Moorfields (both within an easy

five minute stroll) lie on Merseyrail's regional network which links to mainline services at Lime Street. A frequent rail service brings London within a two-hour journey time. Liverpool John Lennon Airport is just 20 minutes drive from your front door and Manchester Airport is less than an hour away.



TERMS

Suites are available to let on new leases. For further information please contact the joint agents.

BREEAM

Walker House has achieved a BREEAM rating of Very Good.



0151 255 0755
www.keppiemassie.com

tonyreed@keppiemassie.com



**WORTHINGTON
OWEN.**

0151 230 1130

[WORTHINGTONOWEN.COM](http://www.worthingtonowen.com)

mark@worthingtonowen.com

EPC

Walker House has an energy performance rating of C62. A copy of the full assessment is available on request from the agents.

LEGAL FEES

Each party will be responsible for its own legal costs incurred in any transaction.

VAT

All figures quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

Worthington Owen and Keppie Massie on their behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Worthington Owen or Keppie Massie has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. JUNE 2015. Designed and produced by Alexander MacGregor Ltd. www.alexandermacgregor.co.uk

WWW.EXCHANGEFLAGS.COM

EXCHANGE FLAGS

WALKER HOUSE
LIVERPOOL L2 3YL