



ONE DERBY SQUARE

25,614 SQFT OF HIGH QUALITY,
REFURBISHED OFFICE SPACE
LOCATED AT THE HEART OF
LIVERPOOL CITY CENTRE





ONE DERBY SQUARE LIES AT THE JUNCTION OF CASTLE STREET AND LORD STREET, OVERLOOKING HISTORIC DERBY SQUARE AND ITS MONUMENT TO QUEEN VICTORIA, RIGHT AT THE HEART OF THE CITY'S ESTABLISHED CENTRAL BUSINESS DISTRICT. THE QEII LAW COURTS, THE TOWN HALL, GROSVENOR'S ACCLAIMED LIVERPOOL ONE SHOPPING AND LEISURE SCHEME AND JAMES STREET MERSEYRAIL STATION ARE ALL WITHIN A TWO MINUTE WALK OF THE NEWLY REFURBISHED RECEPTION AREA.

THERE IS A NEW PRET A MANGER ON THE GROUND FLOOR OF THE OFFICES AND WITHIN A MINUTE'S WALK THERE ARE HOTELS, RESTAURANTS AND COFFEE BARS TO CATER FOR EVERY TASTE. THIS IS A LOCATION THAT QUITE SIMPLY OFFERS THE BEST FOR YOUR BUSINESS, YOUR STAFF AND YOUR VISITING CLIENTS.

DESCRIPTION

This is a genuine landmark: An elegant 1950s building with a striking curved façade overlooking Derby Square. Office accommodation is arranged on four upper floors which are approached by three high speed lifts – or a sweeping staircase – from a comprehensively redesigned and manned reception area.

All common areas and the two vacant floors have been thoughtfully refurbished to Grade A standards ensuring that the accommodation will exceed the expectations of discerning occupiers. New WC and shower facilities have been installed on all floors and limited car parking is available by separate negotiation.

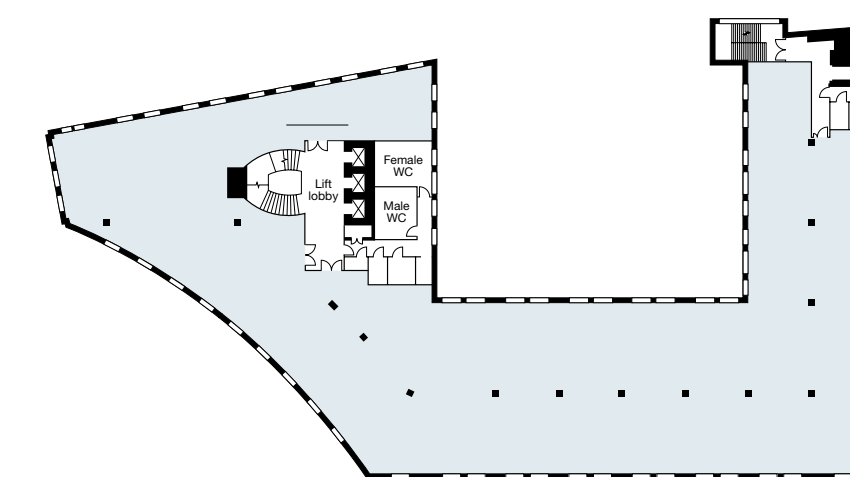
SPECIFICATION

- > 2-Pipe vrf heating/cooling system
- > Mechanical ventilation
- > Full access raised flooring system utilising steel encapsulated tiles
- > Suspended LG7 compliant lighting providing a minimum 400 lux lighting level (on pir detectors)
- > Minimum loading of 3.5kn/m2, plus 1.0kn/m2 for partitions
- > Three refurbished/restyled lifts
- > New toilet and shower facilities
- > Double glazed window units

ACCOMMODATION

Suites are available on the second and third floors which can be split from 3,000 sqft upwards.

	SQFT	SQM
2nd Floor	12,807	1,190
3rd Floor	12,807	1,190
TOTAL	25,614	2,380



Above: Typical floor plan

TOWN HALL

CASTLE STREET

ONE DERBY SQUARE

HARD DAYS NIGHT HOTEL

LAW COURTS

LIVERPOOL ONE

ST GEORGE'S HALL

HILTON HOTEL

LIME ST STATION



CONTACT US NOW

FOR FURTHER INFORMATION OR TO ARRANGE AN INSPECTION

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