

# ONE DERBY SQUARE

High quality refurbished office space  
located at the heart of Liverpool city centre

**SUITES FROM 366 SQFT**



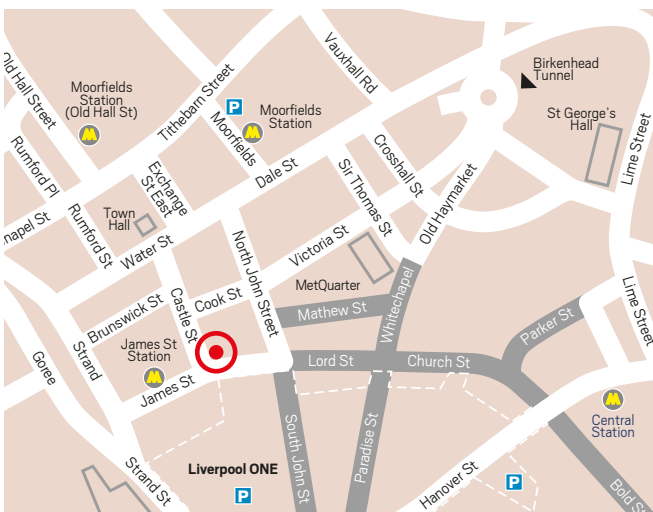




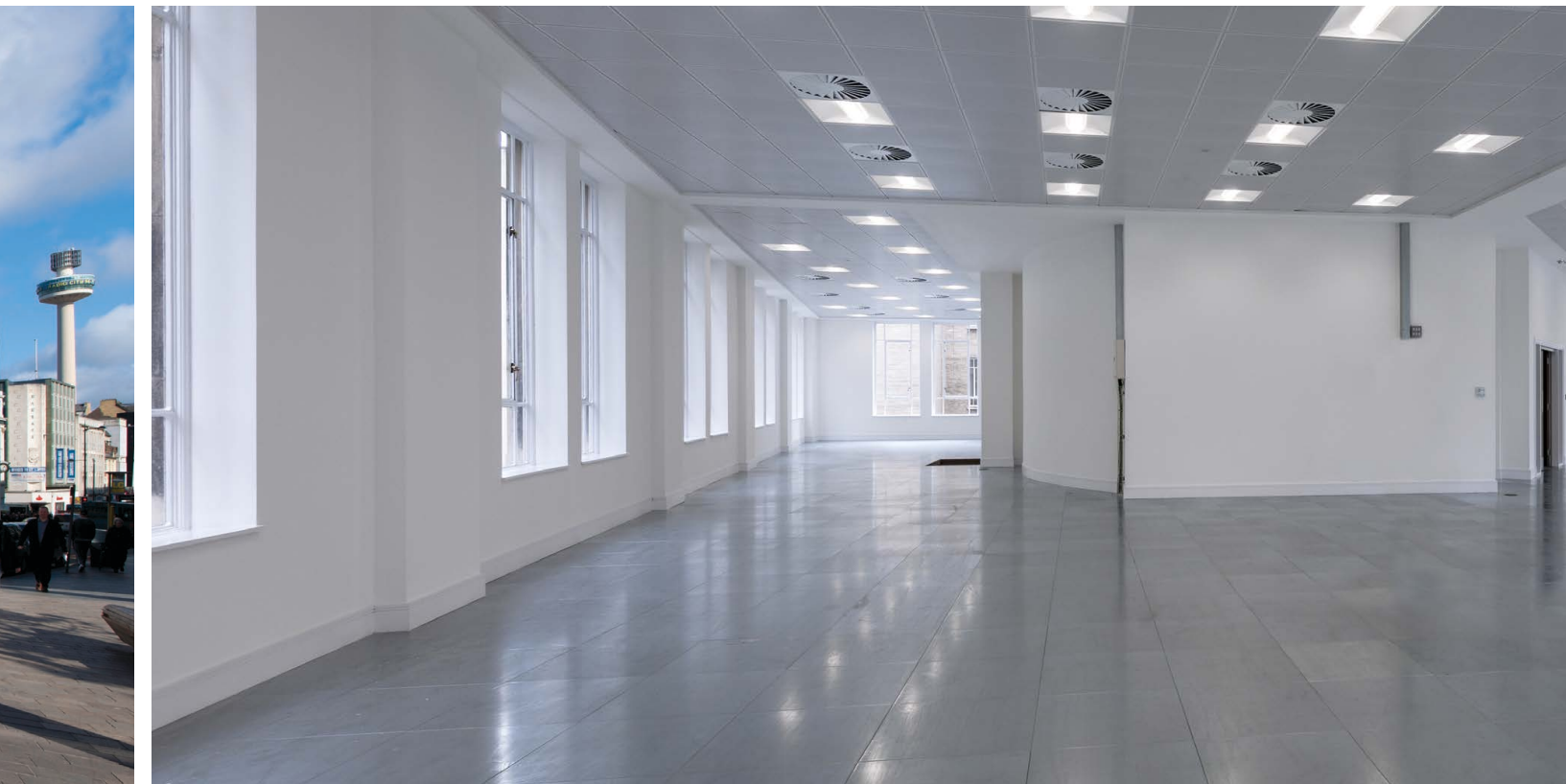
**WELCOME TO  
ONE DERBY SQUARE**



# LOCATION FUL



One Derby Square lies at the junction of Castle Street and Lord Street, overlooking the historic Derby Square, at the heart of the City's central business district. The QEII law courts, Town Hall, Liverpool ONE and James Street Merseyrail station are all within a two minute walk of the prestigious reception area. Pret-a-Manger is on the ground floor and there are hotels, restaurants and coffee bars to cater for every taste, right on your doorstep. This is a location that offers the best for your business, your staff and your visiting clients.



# EXIBILITYQUA

Following an extensive and high quality refurbishment of the first floor, potential occupiers have the choice of suites from 366sqft. Three floors of fully refurbished offices are already let and occupied.

The whole building has been thoughtfully refurbished to Grade A standard ensuring that the accommodation will exceed the expectations of a discerning occupier. New WC and shower facilities have been installed on all floors.

## SPECIFICATION

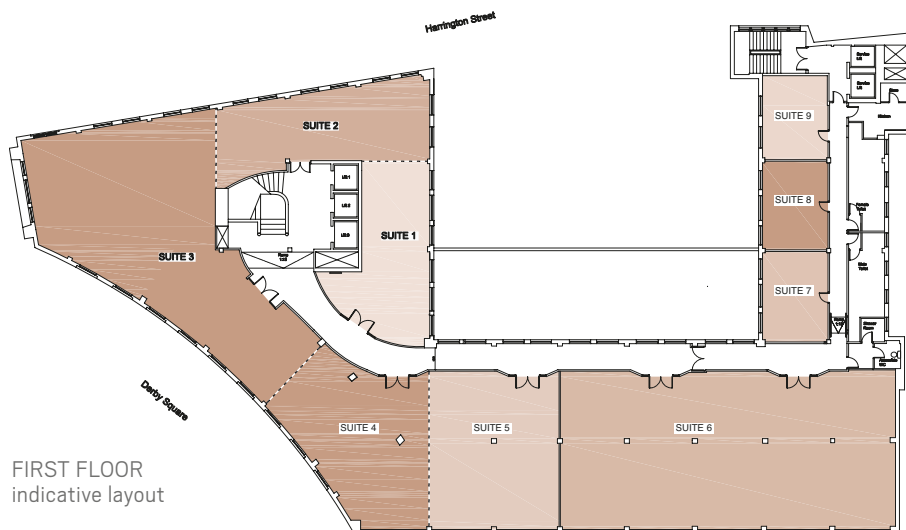
- > 2-Pipe vrf heating/cooling system
- > Full access raised flooring system utilising steel encapsulated tiles
- > LED compliant lighting providing a minimum 400 lux lighting level (on PIR detectors)
- > Minimum loading of 3.5kn/m<sup>2</sup>, plus 1.0kn/m<sup>2</sup> for partitions
- > Three refurbished/restyled lifts
- > New toilet and shower facilities
- > Staffed reception
- > Exceptional ceiling height with double height windows
- > EPC rating on application to agents

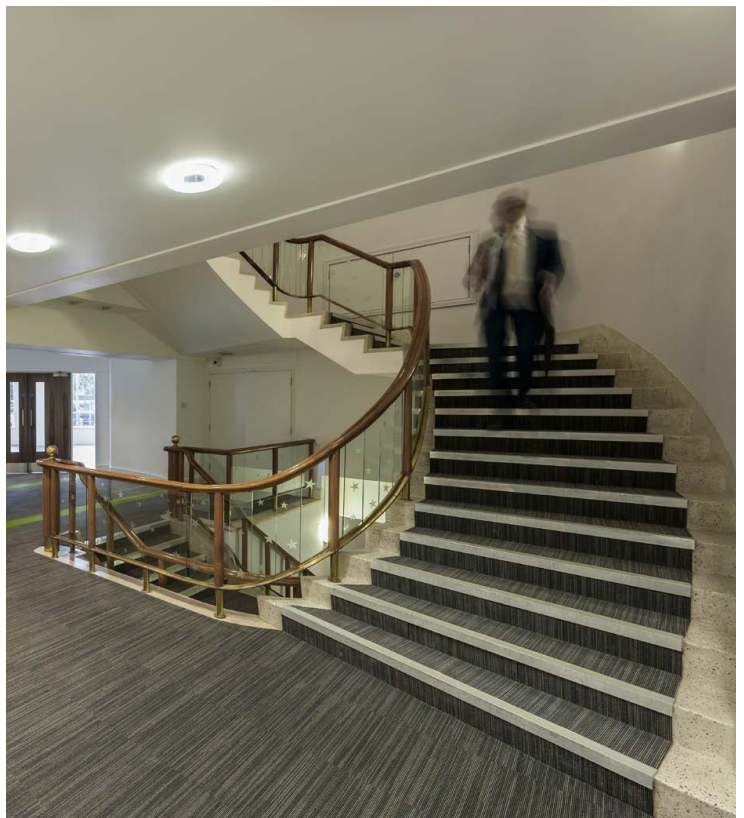


# QUALITY EFFICIENCY

The following IPMS areas have been calculated from architects' plans.

FIRST FLOOR	SQM	SQFT
SUITE 1	77.0	827
SUITE 2	83.3	897
SUITE 3	233.5	2,513
SUITE 4	126.5	1,362
SUITE 5	126.5	1,362
SUITE 6	LET	
SUITE 7	35.0	376
SUITE 8	34.2	368
SUITE 9	34.0	366





# FUNCTION & STYLE





# ONE DERBY SQUARE

FOR FURTHER INFORMATION  
OR TO ARRANGE AN INSPECTION

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