

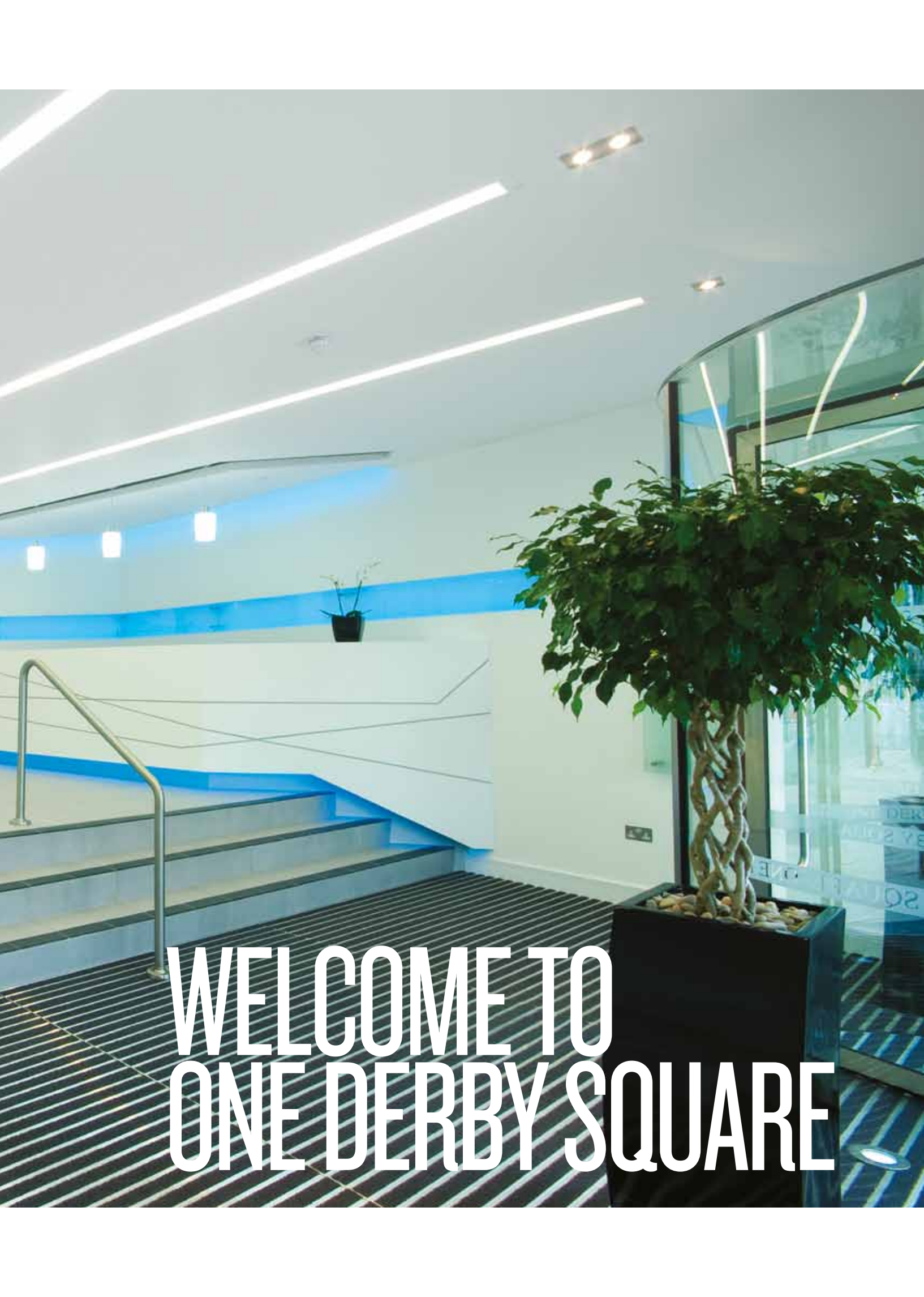
ONE DERBY SQUARE

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

SUITES FROM 1,292 SQFT – 12,807 SQFT







**WELCOME TO
ONE DERBY SQUARE**



LOCATION FLE



One Derby Square lies at the junction of Castle Street and Lord street, overlooking 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.



EXIBILITY QU

Following an extensive and high quality refurbishment, potential occupiers have the choice of a number of smaller suites on the fourth floor or a whole floor of 12,807 sqft on the second. Two floors of offices are already fully let.

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 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
- > 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
- > Staffed reception

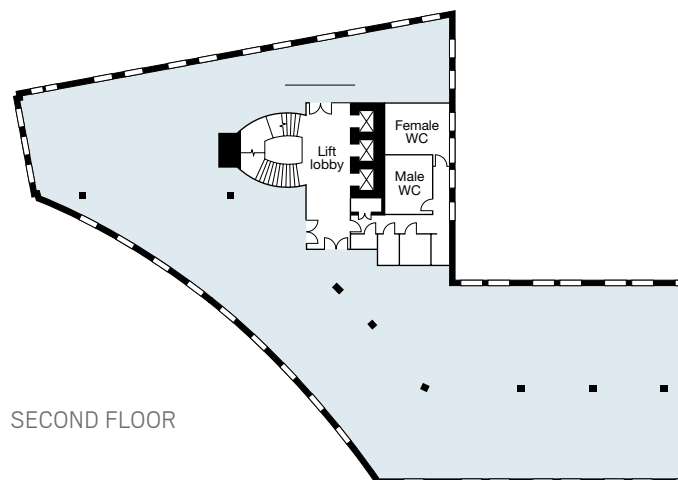


QUALITY EFFICIENCY

The net internal areas set out below have been calculated from architects' plans.

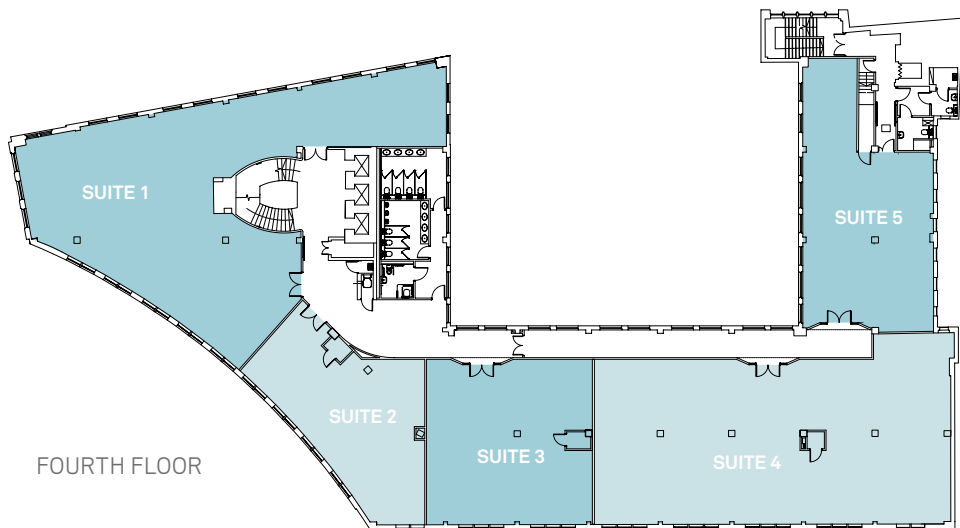
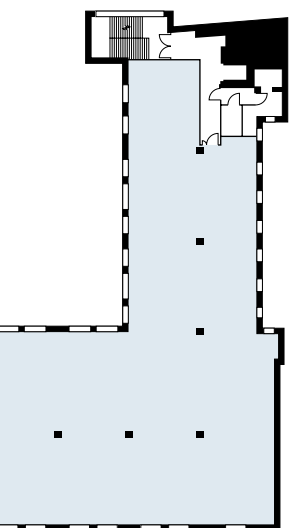
SECOND FLOOR	SQM	SQFT
WHOLE FLOOR	1,190	12,807

FOURTH FLOOR	SQM	SQFT
SUITE 1	318	3,423
SUITE 2	120	1,292
SUITE 3	133	1,431
SUITE 4	339	3,649
SUITE 5	151	1,625





FUNCTIONALITY & STYLE





CALL NOW

FOR FURTHER INFORMATION
OR TO ARRANGE AN INSPECTION

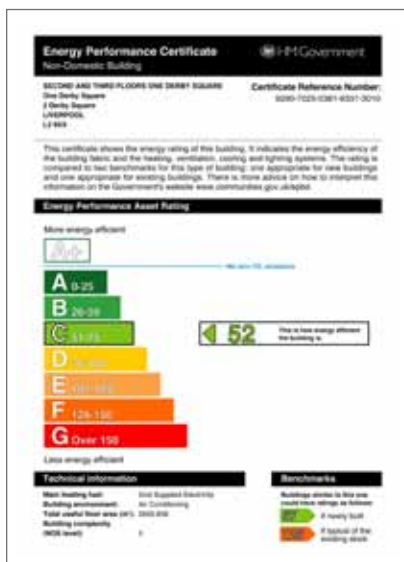
MASON OWEN

Andrew Owen
andrew.owen@masonowen.com
DD: 0151 242 3120
Mobile: 07798 576789

CBRE

Mark Worthington
mark.worthington@cbre.com
DD: 0151 471 4971
Mobile: 07713 884784

Updated EPCs will be provided on completion of fourth floor works.



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