



MERCHANTS COURT
DERBY SQUARE, LIVERPOOL



LOCATION

Merchants Court is situated on the corner of Lord Street and Derby Square, adjacent to the Queen Elizabeth II Law Courts, overlooking the landmark statue of Queen Victoria. At the heart of Liverpool's Central Business District, Merchants Court offers its occupiers immediate access to the prime office core, the best of high street shopping and an unrivalled diversity of restaurants, bars and coffee houses. Grosvenor's Paradise Project, due for completion in 2008, will bring added value to this genuinely prime office location.

TRANSPORT LINKS

BY ROAD

Located between the business and retail-quarter, at the junction of Castle Street with Lord Street, Merchant Court benefits from excellent road communications via the A5053 to the M62 motorway, M58 motorway and the national railway network.

BY RAIL

James Street Station is approximately 100 metres away providing regular commuter services on the MerseyRail network to the surrounding districts as well as connections to Lime Street Station and the mainline UK network: Approximate travel times are:- Manchester 40 minutes, Leeds 2 hours, London 3 hours, Birmingham 1.5 hours.

BY AIR

Liverpool John Lennon Airport is approximately 20 minutes to the South and Manchester International Airport is a further 25 minutes drive.

BY SEA

A regular ferry service, located within easy reach operates across the Mersey, with passenger services to both Dublin and the Isle of Man.

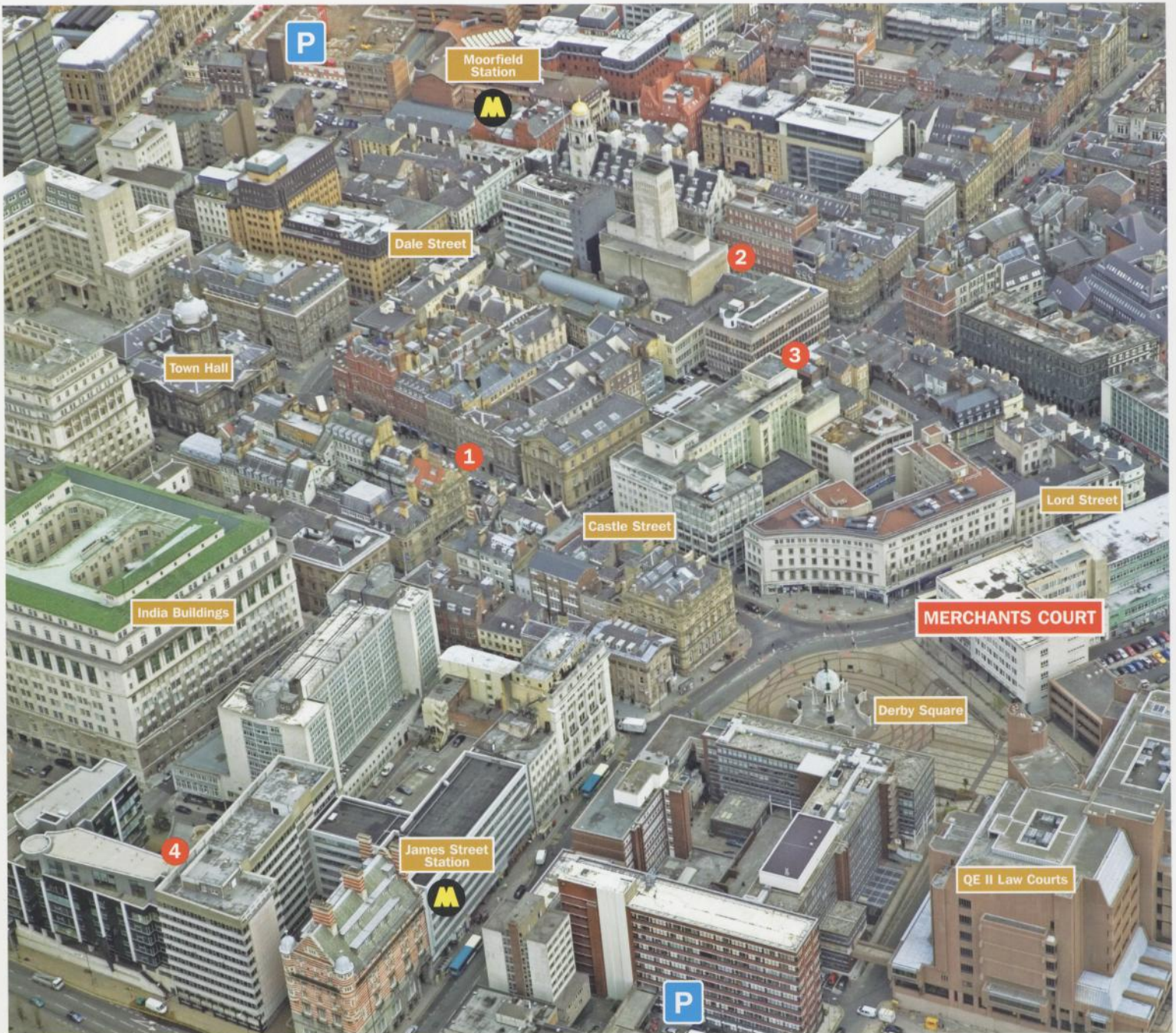




Typical floor

TYPICAL SPECIFICATION

- Fully zoned comfort cooling throughout
- Metal encased fully accessible raised floor with 100mm void
- Quality cut pile carpet tiling throughout
- Suspended ceiling with recessed LG3 lighting
- Thermostatically controlled central heating radiators
- 24 hour access



RESTAURANTS 1 The Olive Press 2 La Vina 3 Piccolino 4 Heathcotes

TERMS

The accommodation is available on new fully repairing and insuring leases on flexible terms. Rental upon application.

VIEWING

To view or for further information, contact the joint sole agents:
Hitchcock Wright & Partners E: brianricketts@hwandp.co.uk
Savills E: nmort@savills.co.uk

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

Fountain Court
 68 Fountain Street
 Manchester
 M2 2FE
savills.com 
 0161 236 8644

Hitchcock Wright & Partners
 CHARTERED SURVEYORS
 0151 227 3400

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