

No.1

OLD HALL STREET LIVERPOOL

NO. 1 OLD HALL STREET

Every great city has celebrated streets and districts. In Liverpool, Old Hall Street enjoys the distinction of being a prestigious and attractive business address.

No. 1 Old Hall Street is renowned as the home of the Liverpool Chamber of Commerce, Business Liverpool and a number of other high profile professional occupiers.

With a contemporary and stylish interior, the building comprises over 65,500 sq. ft (6,085m²). This space is arranged on lower ground and ground floors, with six upper floors typically of 9,600 sq. ft (292m²) each, plus basement car parking.





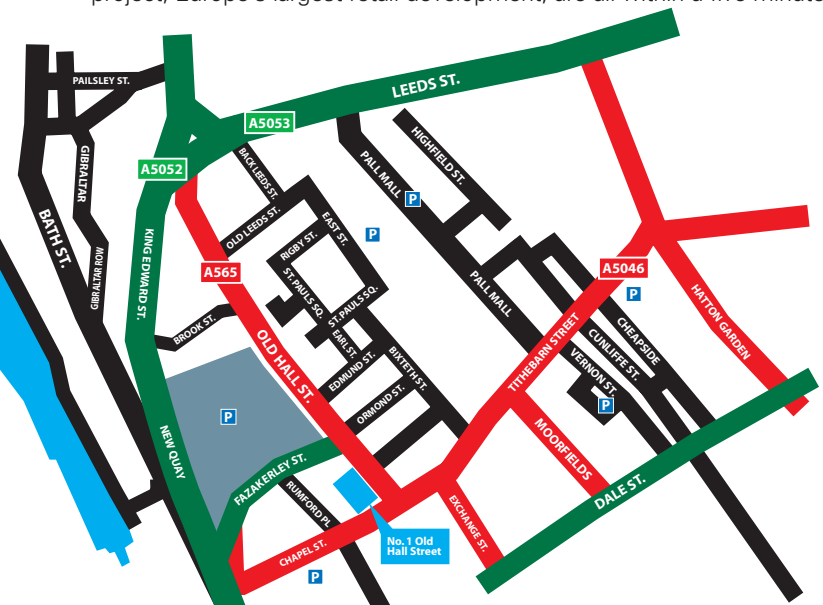
NO. 1 STRATEGIC LOCATION

No. 1 Old Hall Street enjoys excellent amenities and transport links. Standing at the junction of Old Hall Street and Chapel Street, it has a prominent position in the prime commercial core. Moorfields Merseyrail Station is located directly opposite the property with links to the local rail network, Lime Street Station and Inter City services.

The local road network offers access to Britain's motorway networks, via the M62 / M53 / M56 / M57 and M58, with the M57, M62 and M58 all linking directly to the M6.

Liverpool John Lennon Airport and Manchester Airport are both within taxi reach and provide flights throughout the world.

Locally, the main shopping area of Church Street and the Liverpool One project, Europe's largest retail development, are all within a five minute walk.



KEY

Downing Portfolio

1. No.1 Old Hall Street
2. The Capital
3. Port of Liverpool Building
4. Graeme House
5. Victoria House

Merseyrail Stations

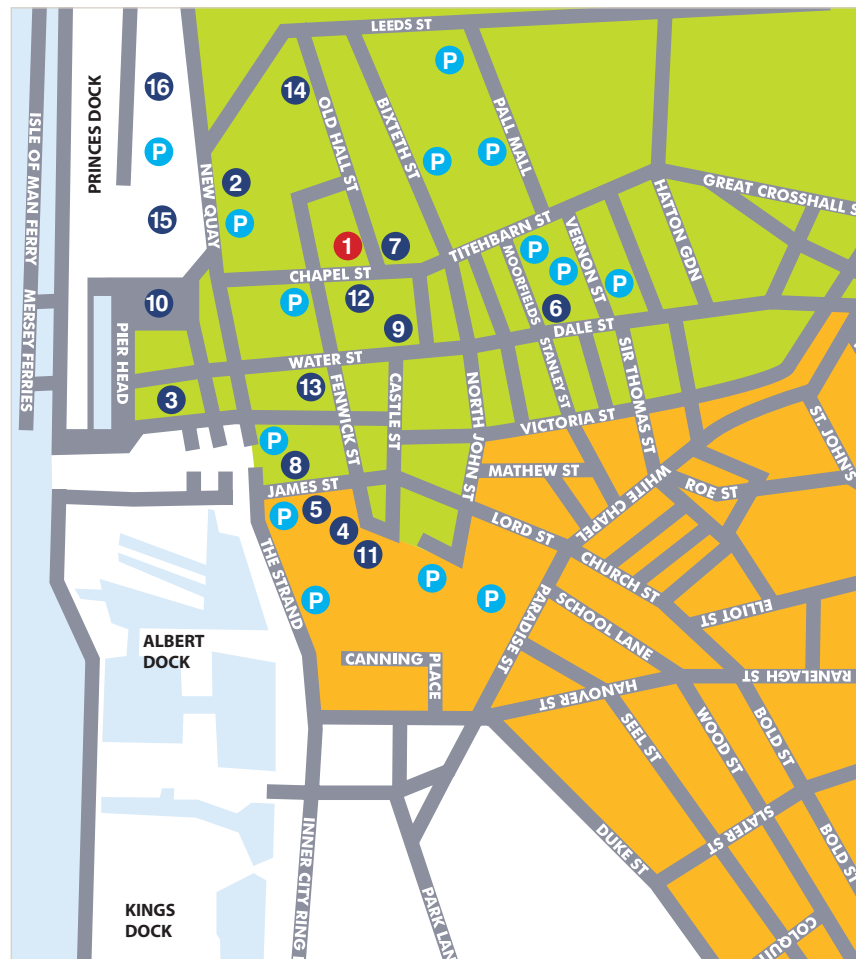
6. Moorfields
7. Moorfields Old Hall St.
8. James Street

Landmark Buildings

9. Liverpool Town Hall
10. Royal Liver Buildings
11. City Law Courts
12. Exchange Flags
13. India Buildings

Hotels

14. Radisson SAS Hotel
15. Crown Plaza Hotel
16. Malmaison



Commercial Sector

Retail Sector



NO. 1 OFFICE ENVIRONMENT

Following a major facelift, No. 1 Old Hall Street offers the cutting edge in the latest design. A double height glazed entranceway leads visitors into a bright, contemporary and welcoming reception area incorporating DDA compliant facilities.

This premier building also boasts features that include a secure basement car park, two high speed passenger lifts, WC facilities on

each floor and an intelligent central heating system throughout.

Providing a range of suites from smaller starter offices, to larger single open-plan refurbished floor plates, No. 1 Old Hall Street offers occupiers an outstanding environment in which to do business.

NO. 1 DOWNING PHILOSOPHY

The presence of Downing's vastly experienced property management team means you can focus on running your own business or organisation and leave aside issues about your office space and facilities maintenance.

Many of Liverpool's largest and most prestigious office users already rely on Downing's skills as landlords across the group's entire portfolio, including Lloyds TSB, Royal & SunAlliance, Rathbones Brothers and the Secretary of State for Defence.

Downing's commercial portfolio in Liverpool City Centre offers a wide variety of accommodation and a special opportunity for office occupiers to find the right solution for their particular requirement.

As Liverpool's biggest private commercial landlord, Downing are able to offer companies the opportunity to expand within their extensive portfolio. This service has benefited many of Downing's client's over the recent years and offers another reason why you should choose them as your commercial landlord.







NO. 1 BUSINESS ADDRESS

Recent years have seen Old Hall Street transformed by a massive influx of business, investment and vitality, establishing it as THE place to do business in the new Liverpool.

The re-emergence of this area as Liverpool's core business district has drawn in the UK Passport office, the stunning four star Radisson SAS hotel and luxury apartments in the form of the Beetham Tower and now the West Tower. Standing at the fulcrum of this dynamic district, No. 1 Old Hall Street enjoys the most prestigious business address in the city.



NO. 1 FOR FACILITIES

Sustained investment in the area from businesses has brought with it a wealth of enviable amenities. The district boasts some of Liverpool's finest bars and restaurants including Filini, Piccolino's, Heathcote's, The Raquet Club and Restaurant Bar and Grill, as well as a variety of convenience shops and kiosks.

No. 1 Old Hall Street also belongs in the broader context of Liverpool's continuing renaissance, which has transformed the city into one of Europe's regeneration capitals. Nearby projects include the new conference centre and arena at Kings Waterfront, the Cruise Liner facility at the Pier Head and the Liverpool One Project - Europe's largest retail development.



No.1

OLD HALL STREET

AVAILABILITY

FLOOR	SIZE (sq ft)	PRICE PER SQFT
Part 1st	4,621	£11.00
Part 4th	752	£13.00
Part 4th	520	£13.00
Part 4th	440	£13.00
Part 4th	962	£13.00
5th	10,102	£14.00

VIEWING BY APPOINTMENT
THROUGH JOINT AGENTS
BRIAN RICKETTS, HITCHCOCK WRIGHT & PARTNERS
brianricketts@hwandp.co.uk
CHRIS HENNESSY, MATTHEWS & GOODMAN
chris

