

# MERCHANTS COURT

PERFECTLY POSITIONED  
FOR BUSINESS & LEISURE

Beautifully refurbished office space at the  
heart of Liverpool's busy city centre

**FROM 1,100 SQ FT** (102.2 SQ M)

**TO 15,166 SQ FT** (1,408.9 SQ M)



# THE SPACE

Entering the building from Lord Street, the occupier will be met with an impressive, contemporary, light filled, double height main reception and a spacious, well illuminated lobby with two passenger lifts leading to four upper floors.

The available accommodation is on the 1st and 2nd floors and comprises open plan suites up to 7,526 sq ft (699.3 sq m).

These floors are capable of sub-division, so suites could be formed from 1,100 sq ft (102.2 sq m) up to 15,166 sq ft (1,408.9 sq m). The offices have been designed to offer light, airy space with facilities demanded by 21st century office occupiers.

The whole building has been thoughtfully refurbished to Grade A standard ensuring that the accommodation will exceed the expectations of a discerning occupier.

- ◆ 2-Pipe VRF heating/cooling system
- ◆ Full access raised flooring system utilising steel encapsulated tiles
- ◆ LED compliant lighting providing between 300 – 500 Lux to meet CIBSE recommendations.
- ◆ Staffed reception
- ◆ Exceptional ceiling height with double height windows to reception area



# AVAILABILITY

1st Floor	<b>AVAILABLE</b>	8,401 sq ft	780.5 sq m
2nd Floor	<b>AVAILABLE</b>	6,765 sq ft*	628.5 sq m
2nd Floor (Part)	Everyday Loans Ltd	1,205 sq ft	111.9 sq m
3/4/5th Floor	Regus	16,635 sq ft	1545.4 sq m

\*floor capable of subdivision to form suites beginning from 1,100 sq ft (102.2 sq m)

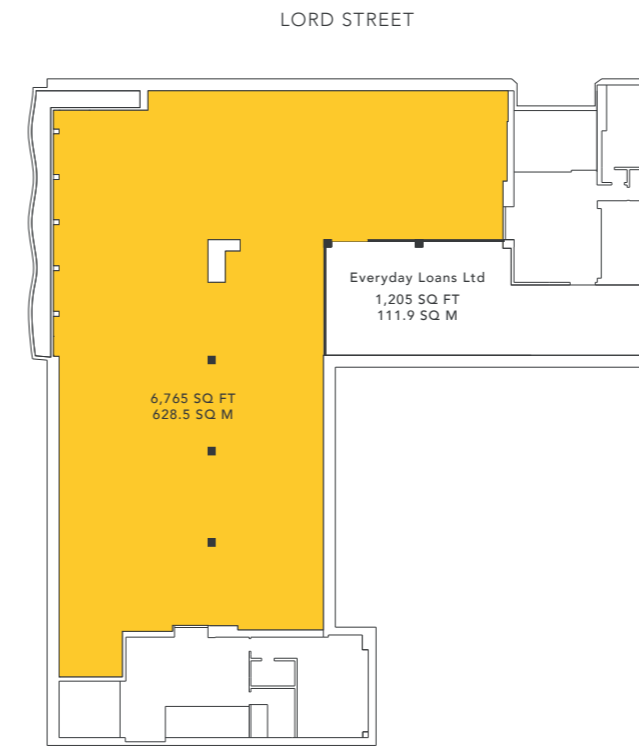
# FLOOR PLANS



## FIRST FLOOR

Open plan space of 7,526 sq ft (699.3 SQ M)

Subdivision from 1,100 sq ft (102.2 SQ M)



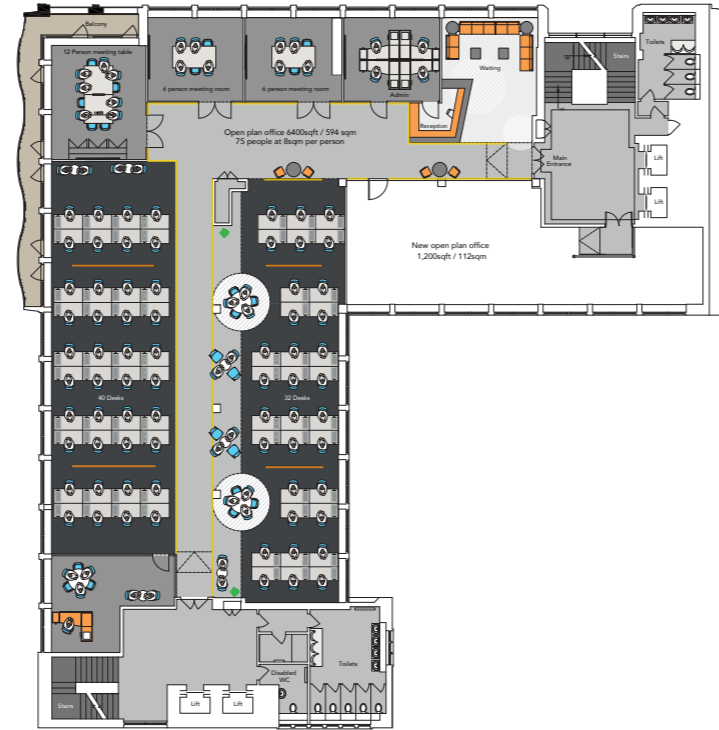
## SECOND FLOOR

Open plan space of 6,765 sq ft (628.5 SQ M)

Subdivision from 1,100 sq ft (102.2 SQ M)



# SPACE PLANS



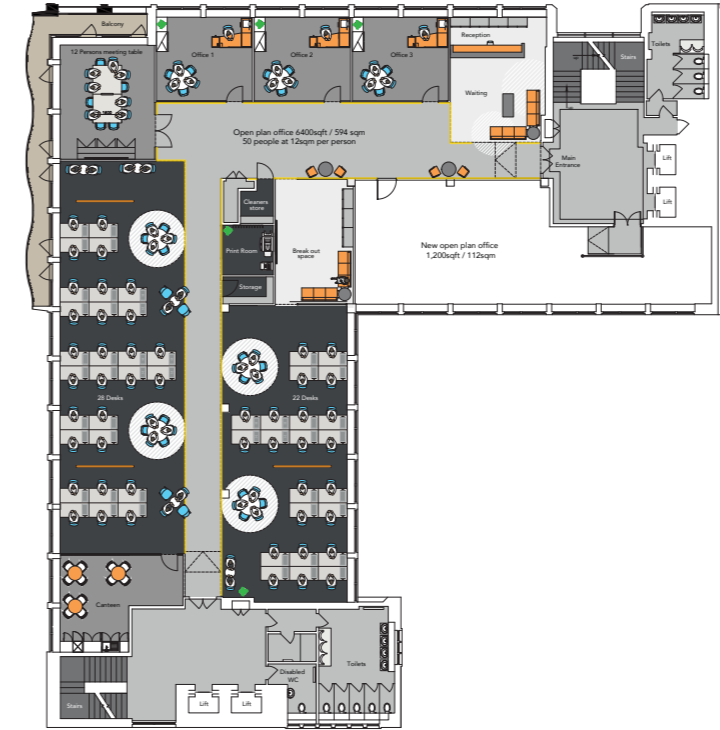
## SECOND FLOOR 1:8M<sup>2</sup>

### CLIENT SPACE

- 1 x Waiting Room (10 persons)
- 1 x Admin Room (4 persons)
- 2 x Meeting Rooms (6 persons)
- 2 x Informal Seating Area (2 persons)
- 1 x Meeting Room (12 persons)
- 72 x 1,600mm x 800mm Work Stations

### OFFICE SPACE

- 3 x Informal Seating Area (2 persons)
- 2 x Informal Seating Area (6 persons)
- 2 x Informal Seating Area (4 persons)
- 1 x Office Space (9 persons)



## SECOND FLOOR 1:12M<sup>2</sup>

### CLIENT SPACE

- 1 x Waiting Room (6 persons)
- 3 x Office Space (3 persons)
- 1 x Meeting Room (12 persons)
- 2 x Informal Seating Area (2 persons)
- 1 x Cleaners Store
- 50 x 1,600mm x 800mm Work Stations

### OFFICE SPACE

- 4 x Informal Seating Area (6 persons)
- 2 x Informal Seating Area (4 persons)
- 3 x Informal Seating Area (2 persons)
- 1 x Print Room
- 1 x Storage Room
- 1 x Break out Space
- 1 x Canteen





# ON YOUR DOORSTEP

## RETAIL & LEISURE

1. St. John's Shopping Centre
2. Clayton Square Shopping Centre
3. Marks and Spencer
4. Topshop
5. Next
6. River Island
7. H&M
8. HSBC
9. Debenhams
10. Lloyds Bank
11. Tesco
12. Sainsbury's Local
13. Liverpool ONE
14. The Gym

## FOOD & DRINK

15. Starbucks
16. Alma de Cuba
17. Leaf Bar
18. Costa
19. Pret a Manger
20. Salt House Bacaro
21. The Alchemist
22. Caffè Nero
23. San Carlo
24. The Restaurant Bar and Grill
25. Mowgli Street Food
26. Gino's

## HOTELS

27. Marriott Hotel
28. Novotel
29. Hilton Hotel
30. Travelodge

## LANDMARKS

31. Liverpool Town Hall
32. St George's Hall
33. Radio City Tower

Merchants Court is central to the City's business hub and is surrounded by world class retail offerings, including Liverpool ONE, the Met Quarter and Cavern Walks. The Albert Dock is within a 5 minute walk. The immediate area is populated with an excellent and diverse mix of bars and restaurants. Quality hotels, open spaces, historic and cultural venues are within a few minutes walk.

The building lies at the junction of Castle Street and Lord Street, overlooking the historic Derby Square. The QEll law courts, town hall, Liverpool ONE and James Street Merseyrail station are all within a two minute walk of the prestigious reception area. This is a location that offers the best for your business, your staff and your visiting clients.



# TERMS & CONTACT

<p><b>EPC</b></p> <p>The building has an Energy Performance Asset Rating of C (57). A copy of the EPC can be obtained on request.</p>	<p><b>TERMS</b></p> <p>The accommodation is available on effectively fully repairing and insuring terms for a term of years to be agreed.</p>	<p><b>SERVICE CHARGE</b></p> <p>A service charge will be levied to recover all of the landlord's usual services towards the maintenance and upkeep of the building.</p>
<p><b>VAT</b></p> <p>All prices quoted will be subject to VAT at the prevailing rate.</p>		
		<p><b>RENT</b></p> <p>POA.</p>

For further information please contact the joint letting agents:

**Brian Ricketts**  
 0151 227 3400  
 brianricketts@hwandp.co.uk



**Neil Kirkham**  
 0151 224 7666  
 neil.kirkham@cbre.com



**Merseyrail**

Liverpool Lime Street 12 mins  
 Moorfields Station 8 mins  
 James Street Station 2 mins  
 Liverpool Central 8 mins

**Liverpool John Lennon Airport**

29 mins



**SUBJECT TO CONTRACT** The joint agents, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the joint agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the joint agents has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the joint agents will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact whatsoever in relation to the property. (vi) Prices and rents quoted in these particulars maybe subject to VAT in addition. October 2018. Bella Design & Marketing [www.belladesign.co.uk](http://www.belladesign.co.uk)