

THE DEPARTMENT
LIVERPOOL



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THE BUILDING

The Department incorporates the redevelopment and remodelling of the former Lewis's Department Store one of Liverpool's most iconic landmark buildings situated on the corner of Renshaw Street and Ranelagh Street.

The building has recently undergone a comprehensive programme of remodelling and refurbishment and provides 75,000 sq ft of Grade A refurbished offices in floor plates ranging from 15,500 sq ft to 17,750 sq ft which are arranged over ground and 5 upper floors.

The building has a stunning newly formed 8 storey atrium and reception area with direct access off Renshaw Street. At ground floor level the atrium is accessed via a 3 storey entrance hall complete with a new reception desk, visitor waiting area and three new passenger lifts which serve the office floors.



FIRST FLOOR OFFICES

The first floor office accommodation extends to a net internal area of 17,610 sq ft providing one of the largest floor plates in the City Centre that has been designed to offer flexible, light and airy space to meet with modern occupier standards.

The comprehensive refurbishment works have been sympathetic to the original architectural features of the building. Retained classical Greek style stone columns and classical cornice moulded ceilings have been combined with fully accessible raised floors, floor mounted 4 pipe fan coil air conditioning and suspended low energy fluorescent lighting.

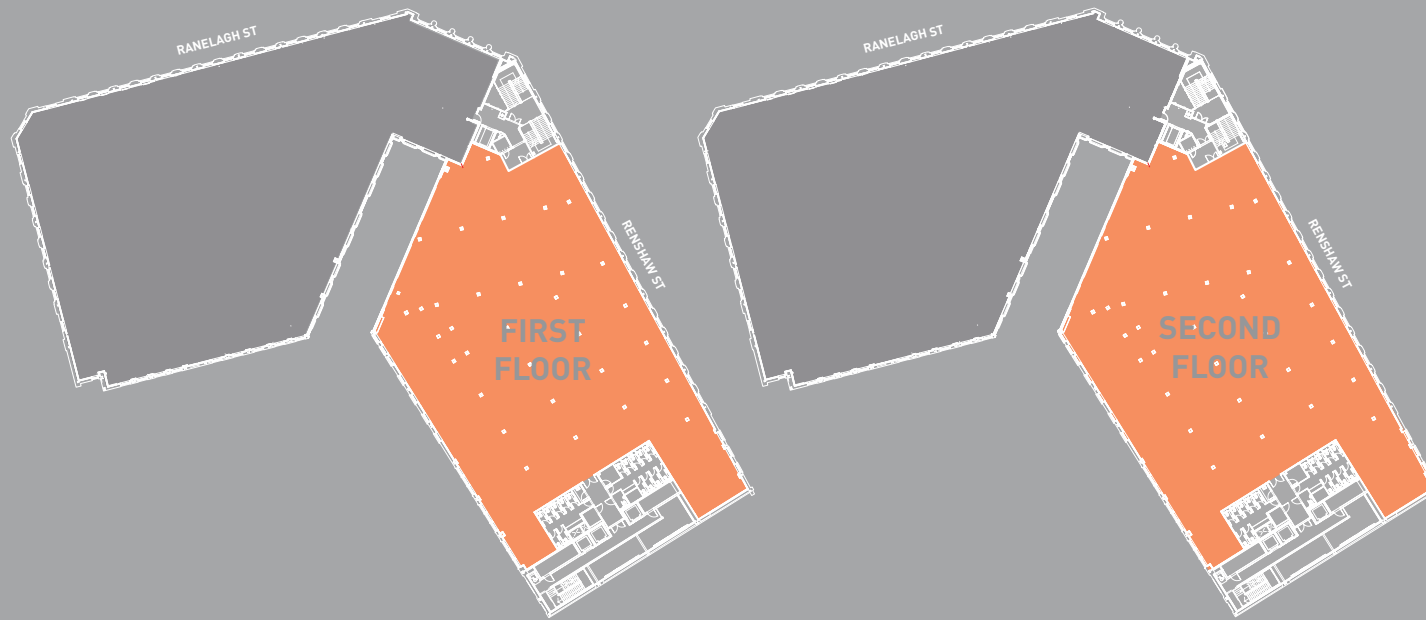
The floors are available as a whole but are capable of sub-division to provide smaller suites from 8,000 sq ft.



SECOND FLOOR OFFICES

The second floor office accommodation extends to a net internal area of 17,750sq ft and has been comprehensively refurbished and remodelled to Grade A standard to include fully accessible raised floors, a ceiling mounted 4 pipe fan coil air conditioning system and recessed low energy LG7 Luminaires.

The floors are available as a whole but are capable of sub-division to provide smaller suites from 8,000 sq ft.



First floor space plans →

Second floor space plans →

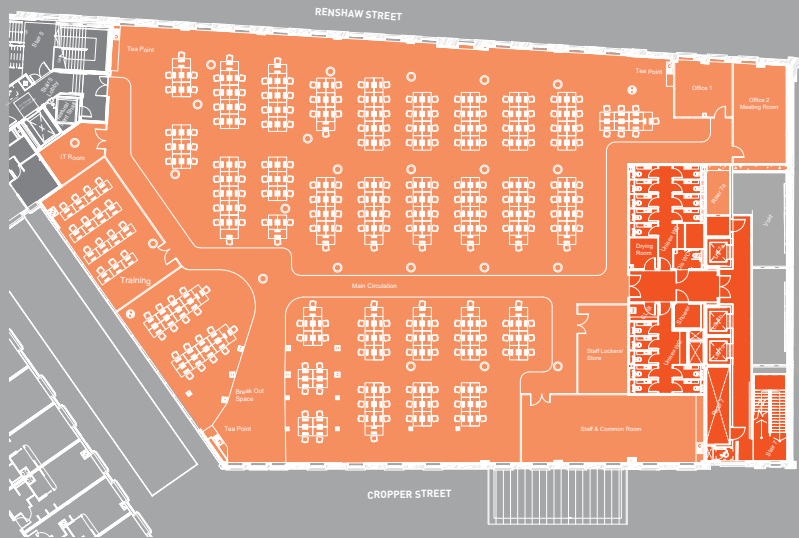
SCHEDULE OF NET INTERNAL FLOOR AREAS

Mezzanine	2,766 sq ft (257 sq m)
1st floor	17,610 sq ft (1,636 sq m)
2nd floor	17,750 sq ft (1,649 sq m)
3rd floor	Let to Liverpool NHS CCG
4th floor	Let to Liverpool NHS CCG
Total	38,126 sq ft (3542 sq m)

SPECIFICATION

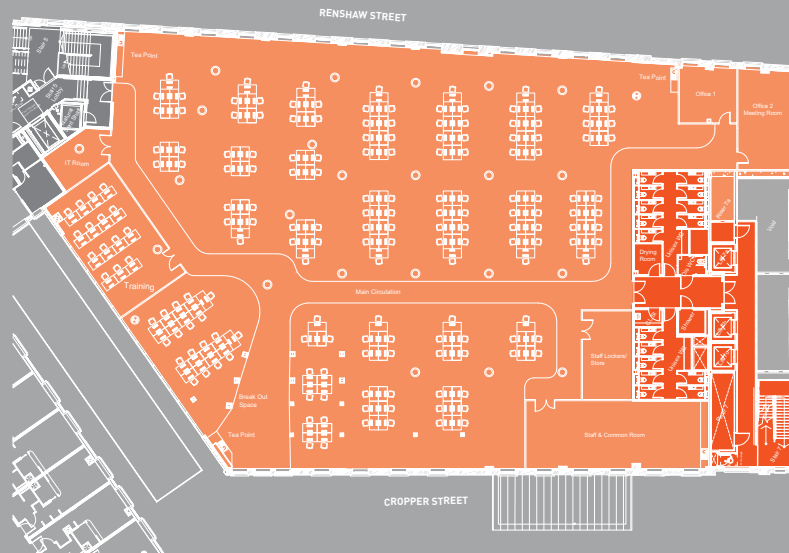
- BREEM "Very Good"
- Stunning new 8 storey atrium
- Fully accessible raised floors
- 4 pipe fan coil air conditioning
- Suspended ceilings
- Low energy LG7 lighting
- Male, Female & Disabled w/c & shower facilities
- Dedicated bicycle storage
- Self-contained loading bay to the rear of the building
- 3 new 13 person passenger lifts
- New high performance aluminium frame windows

OPTION 1 237 desks - Occupational density 1:7 sq m



FIRST FLOOR

OPTION 2 163 desks - Occupational density 1:10 sq m

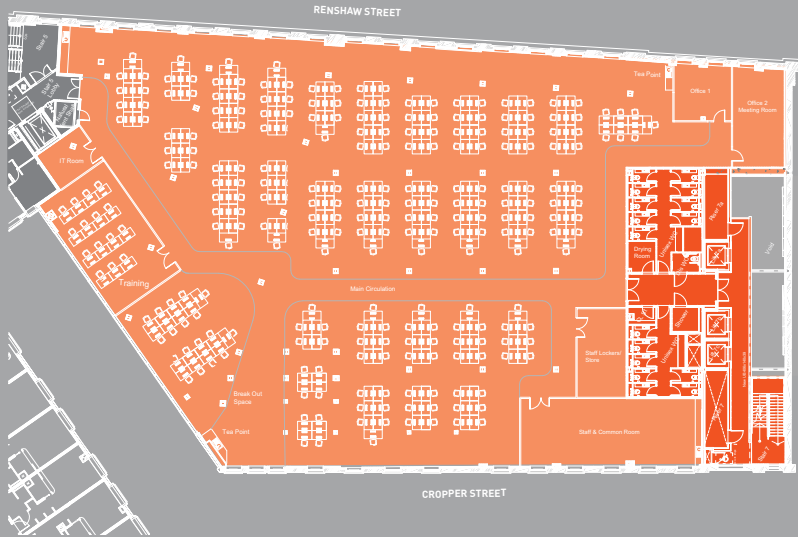


ILLUSTRATIVE SPACE PLANS
First floor 17,610 sq ft (1,636 sq m)

First / Second floor plans ←

Second floor space plans →

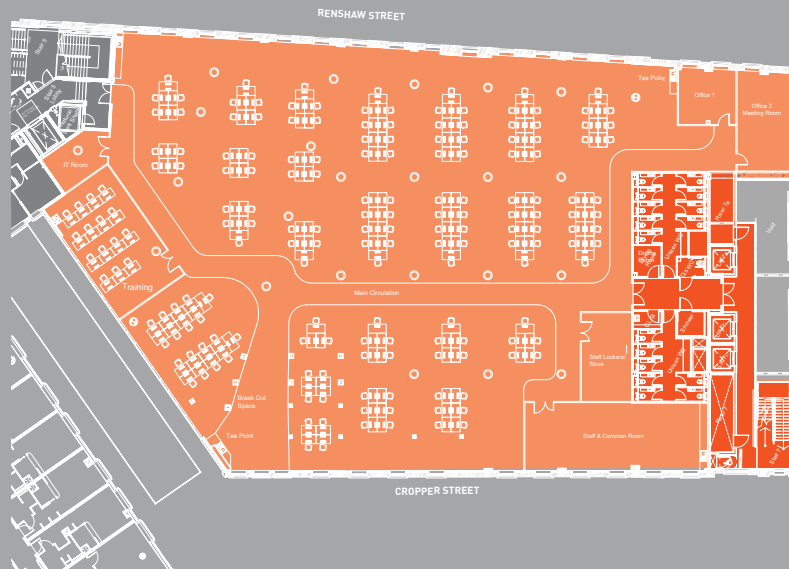
OPTION 1 237 desks - Occupational density 1:7 sq m



SECOND FLOOR

ILLUSTRATIVE SPACE PLANS
Second floor 17,750 sq ft (1,649 sq m)

OPTION 2 163 desks - Occupational density 1:10 sq m



First floor space plans



First / Second floor plans





GALLERY



CENTRAL VILLAGE

The Department is located at the heart of Central Village which comprises a new retail, office and leisure development.

The Central Village Scheme will comprise the Boardwalk (40,000 sq ft of leisure space over 2 floors), a new Odeon cinema, retail space, a 500 space multi storey car park operated by Q-Park and the Adagio Aparthotel.

The Department which is the comprehensive re-development and remodelling of the former Lewis's Building comprises 75,000 sq ft of newly refurbished Grade A offices as well as associated retail and leisure space.



AERIAL

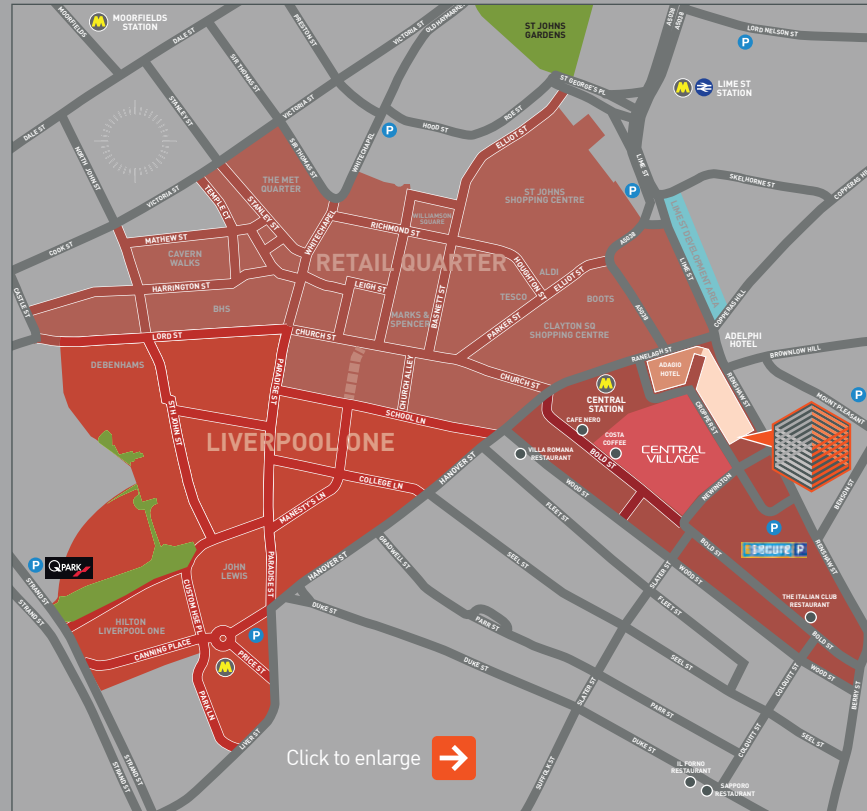
Click for maps



- 1 Echo Arena / BT Convention Centre
Liverpool Exhibition Centre
- 2 Albert Dock Complex
- 3 Liverpool Town Hall
- 4 St Georges Hall
- 5 Novotel
- 6 Adagio
- 7 Marriott
- 8 Tesco
- 9 Alma da Cuba
- 10 Leaf Bar
- 11 Pure Gym
- 12 Costa
- 13 Starbucks
- 14 Cafe Nero
- 15 Villa Romana
- 16 Sainsburys (Central Shopping Centre)
- 17 Liverpool ONE
- 18 Clayton Square Shopping Centre
- 19 St John's Shopping Centre
- 20 Radio City Tower

MERSEYSIDE STATIONS

- 15 James Street
- 16 James Street Station (India Building)
- 17 Moorfields Station (Old Hall Street)
- 18 Moorfields Station
- 19 Lime Street and Lime Street St Mainline Station



LOCATION

The Department is one of Liverpool's most iconic buildings and is located in a prominent position on the corner of Renshaw Street and Ranelagh Street and lies within the heart of the Central Village Scheme.

The building is extremely well located and is just a few minutes walk from Liverpool One and offers unrivalled transport links due to its proximity to Central and Liverpool Lime Street stations providing direct access to the Wirral and Northern Lines as well as mainline service connections to all major UK Towns and Cities.





LIVERPOOL

- Liverpool's Waterfront is a UNESCO World Heritage Site
- The Liverpool City Region has a student population of 62,000 (the third largest student population in the UK)
- 6.2 million people live within a 1 hour commute
- 4 Universities with 16,500 Graduates a year
- Liverpool is 2 hours from London via train
- Professional Sector has more than 2,500 businesses employing over 150,000 qualified professionals
- Liverpool John Lennon Airport connects to more than 60 destinations worldwide with direct flights to Amsterdam, Berlin, Barcelona, Paris and Madrid
- 5th largest urban area in the UK



Lime Street Mainline Station



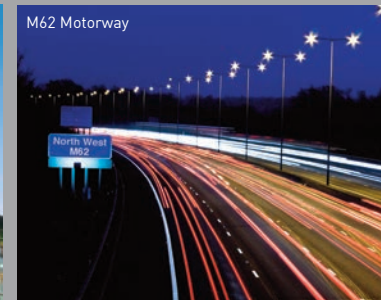
Central Station Merseyrail



Liverpool John Lennon Airport



M62 Motorway



CONNECTIVITY

Rail: Liverpool City Centre has excellent rail links with its own underground loop which provides direct access to Liverpool Lime Street providing mainline service connections to all major UK Towns and Cities. London Euston is 2 hours away with trains departing on an hourly basis.

Air: Liverpool John Lennon Airport is located approximately 7.5 miles South East of Liverpool City Centre and is one of Europe's fastest growing airports with flights to over 60 destinations.

Road: The Department enjoys excellent transport links with access to the M62, M57 & M53 motorways leading to the national motorway network.



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TERMS

The accommodation is available in whole floors or in suites from 8,000 sq ft by way of a new lease(s) for a term of years to be agreed.

RENTAL

Upon Application.

SERVICE CHARGE

Any incoming occupier will be responsible for the payment of a service charge towards the upkeep and maintenance of the building.

VIEWINGS

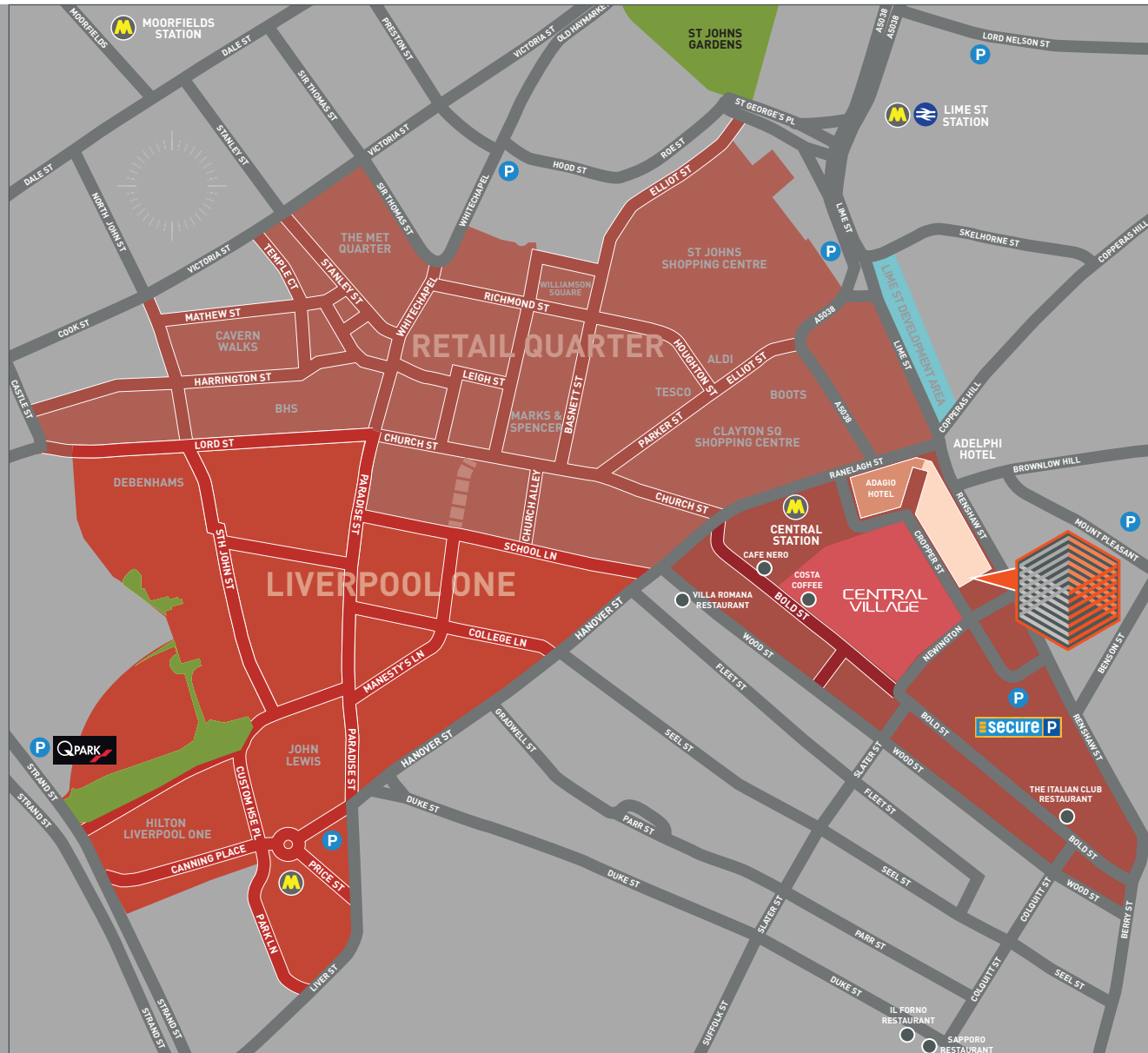
For further information or to arrange a viewing please contact the letting agents.

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