

TO LET - OFFICE

5 ST. PAULS SQUARE

Liverpool, L3 9AE



Key Highlights

- 9,437 sq ft
- Located in the prime core
- VRF HVAC system
- Available by way or assignment, sub lease or surrender and regrant with the Landlord
- Efficient floor plate
- Recently upgraded communal areas
- Generous parking provision
- EPC - B (33)

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Description

No. 5 St Paul's Square is a striking Grade A office building extending to approximately 133,000 sq ft, providing a high-quality and modern working environment in one of Liverpool's premier business locations.

Designed to meet the demands of modern occupiers, the building benefits from a Variable Refrigerant Flow (VRF) air conditioning system capable of accommodating an occupational density of 1:10 sq m, with the ability to be upgraded to a density of 1:8 sq m if required. Sustainability credentials are strong, with the building achieving a BREEAM 'Very Good' rating and incorporating 150-metre-deep boreholes that provide groundwater to assist with the heating and cooling systems.

The specification includes metal tiled suspended ceilings, recessed modular lighting, and fully accessible raised floors with a 150mm clear void, providing flexibility for occupiers' power and data requirements. Generous finished floor-to-ceiling heights of 2.8 metres create a bright and spacious working environment, while vertical circulation is served by four 13-person passenger lifts.

In addition, the building offers on-site car parking at a ratio of 1:1,000 sq ft, further enhancing its appeal to occupiers seeking high-quality, well-connected office accommodation.

Location

No. 5 St Paul's Square is located immediately off Old Hall Street at the heart of Liverpool's Commercial District. St Paul's Square has established itself as Liverpool's premier business location with a working population of circa 6,000 people and is home to numerous leading occupiers including: DWF, Hill Dickinson, Weightmans, BT, Santander, Bosch and Marsh/Mercer. Moorfields Station is approximately 3 minutes' walk to the south and St Paul's Square/Old Hall Street offers a comprehensive range of amenities.

Specification

The 6th floor has been refurbished to provide good quality open plan Grade A office space. The 6th floor also benefits from both private and communal roof terraces which are accessed directly off the lift lobby.

The current lease on the 6th floor expires in July 2033 and is available by way of an assignment, sub lease or a surrender and regrant directly with the Landlord.

Contact

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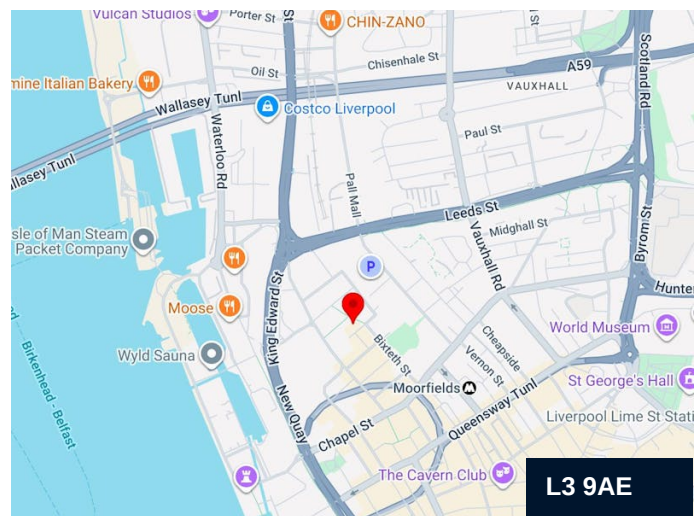
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