

# THE DEPARTMENT

GRADE A OFFICE ACCOMMODATION

LIVERPOOL CITY CENTRE

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## THE BUILDING

The Department includes the redevelopment 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.

A comprehensive programme of redevelopment and remodelling has recently been completed and the building now provides 75,000 sq ft of Grade A 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 created 8 storey atrium and reception area with direct access off Renshaw Street. At ground floor level the atrium is accessed via a contemporary reception & entrance hall which includes a new reception desk, lighting, artwork & visitor waiting area and 3 new passenger lifts which serves each of the office floors.

HOME

FACADE

**THE BUILDING**

ACCOMMODATION

FLOOR PLANS, SCHEDULE & SPECIFICATION

GALLERY

CIRCUS

LOCATION

LIVERPOOL

CONNECTIVITY

CONTACT



## 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 redevelopment 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.

[HOME](#)  
[FACADE](#)

[THE BUILDING](#)

[ACCOMMODATION](#)

[FLOOR PLANS, SCHEDULE & SPECIFICATION](#)

[GALLERY](#)

[CIRCUS](#)

[LOCATION](#)

[LIVERPOOL](#)

[CONNECTIVITY](#)

[CONTACT](#)

[First floor space plan](#)

[View Second Floor](#)

## SECOND FLOOR OFFICES

The second floor office accommodation extends to a net internal area of **17,750sq ft** of Grade A offices which 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.

[Second floor space plan](#)



[View First Floor](#)



[HOME](#)  
[FACADE](#)  
[THE BUILDING](#)  
[ACCOMMODATION](#)  
[FLOOR PLANS, SCHEDULE & SPECIFICATION](#)  
[GALLERY](#)  
[CIRCUS](#)  
[LOCATION](#)  
[LIVERPOOL](#)  
[CONNECTIVITY](#)  
[CONTACT](#)

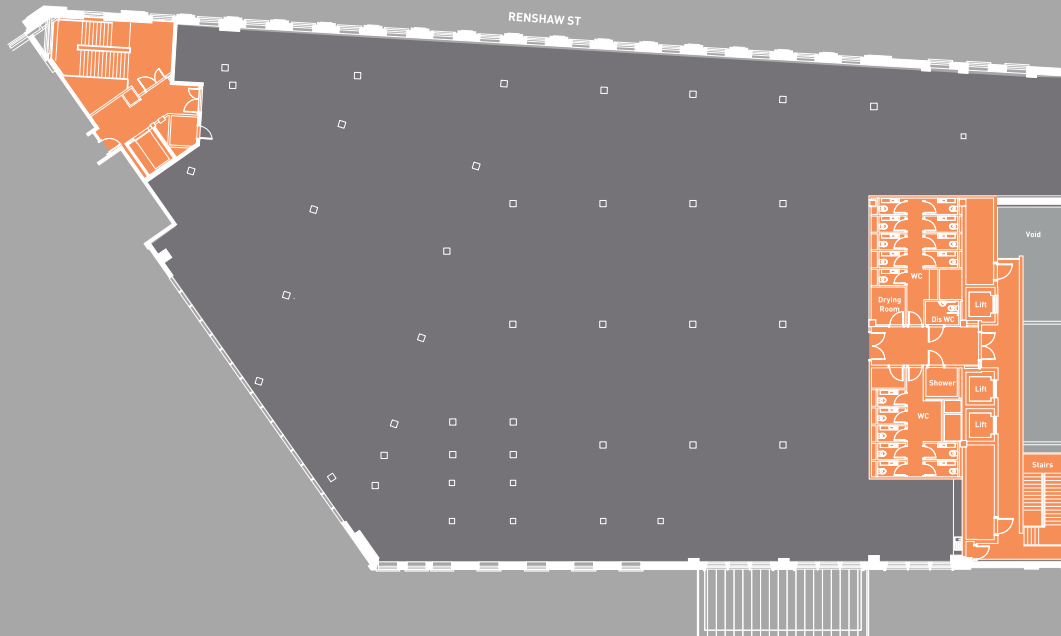


## FIRST FLOOR

SCHEDULE OF NET  
INTERNAL FLOOR AREAS

1st floor	17,610 sq ft (1,636 sq m)
2nd floor	17,750 sq ft (1,649 sq m)
3rd floor	<b>Let</b> to Liverpool NHS CCG
4th floor	<b>Let</b> to Liverpool NHS CCG
<b>Total</b>	<b>35,360 sq ft (3,285sq m)</b>

## SECOND FLOOR



## SPECIFICATION

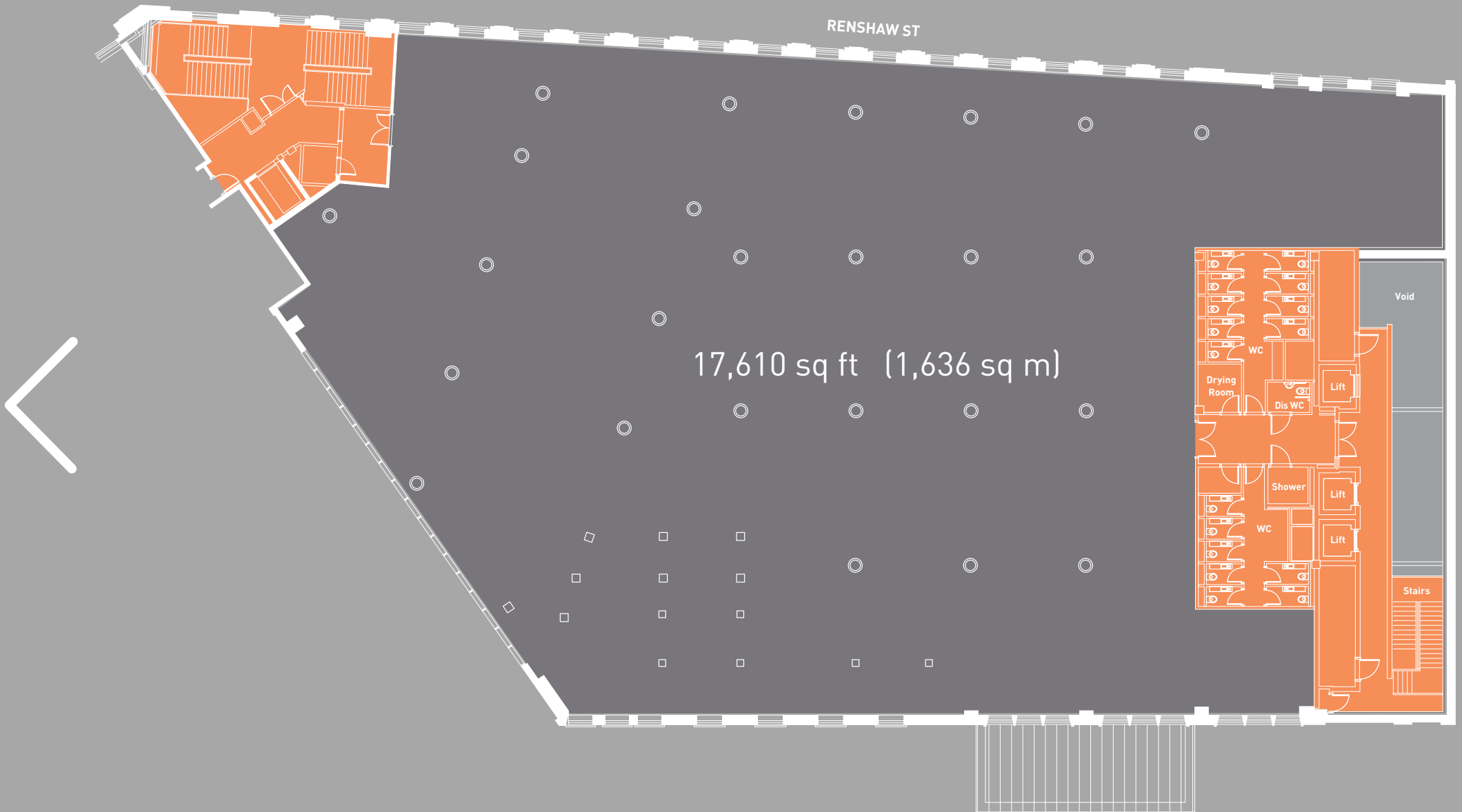
- BREEAM "Very Good"
- EPC "C52"
- Stunning full height atrium
- Contemporary reception area & entrance hall
- Fully accessible raised floors
- 4 pipe fan coil air conditioning
- Suspended ceilings
- Low energy LG7 lighting
- Male, Female & disabled w/c & shower facilities
- Dedicated bicycle storage
- Self contained loading bay to the rear of the building
- 3 x 13 person passenger lifts

HOME  
FACADE  
THE BUILDING  
ACCOMMODATION  
**FLOOR PLANS, SCHEDULE & SPECIFICATION**  
GALLERY  
CIRCUS  
LOCATION  
LIVERPOOL  
CONNECTIVITY  
CONTACT

First floor space plans

Second floor space plans

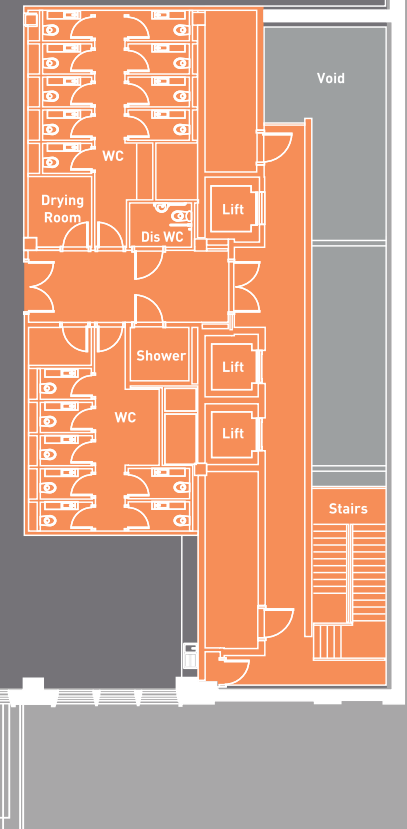
## FIRST FLOOR



## SECOND FLOOR

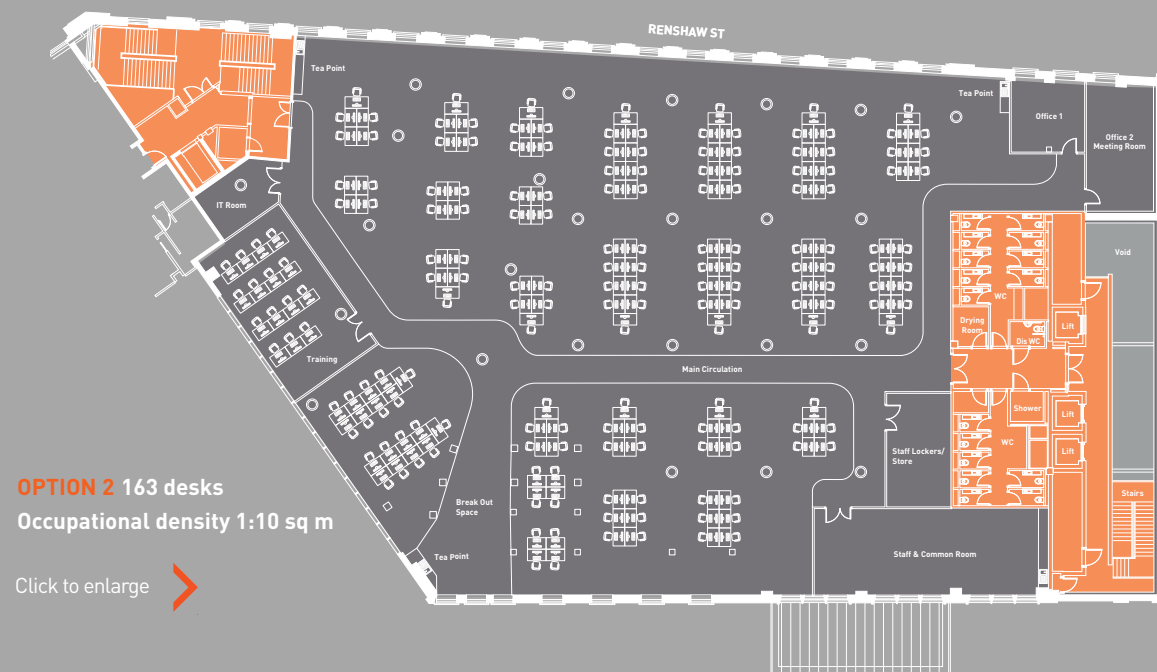
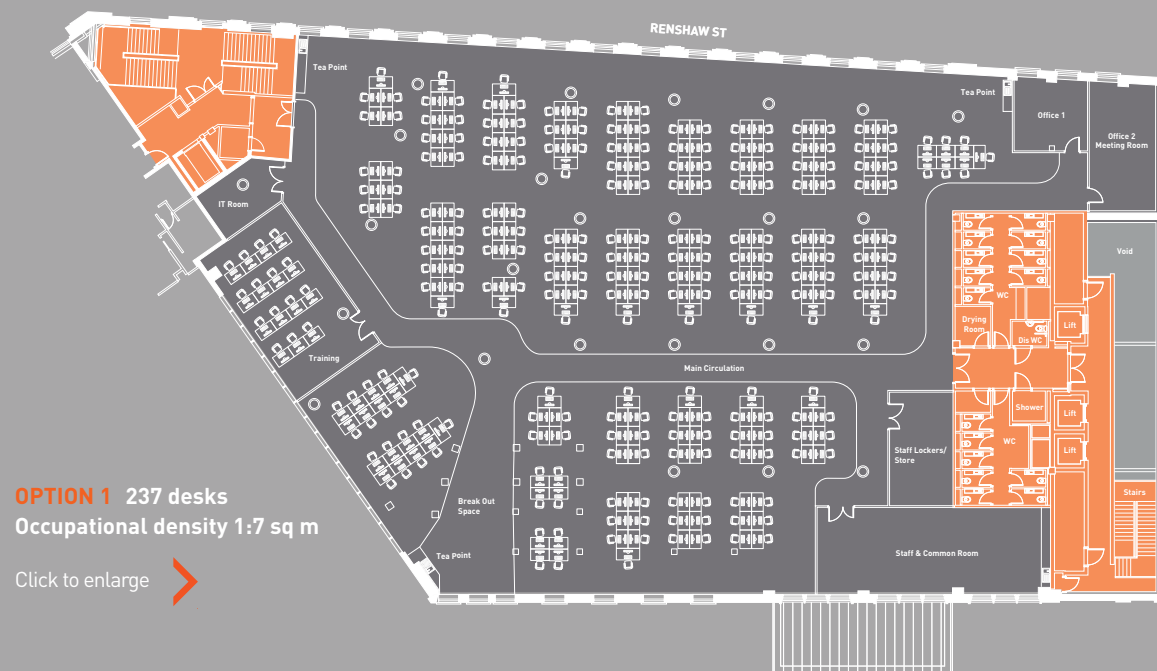
RENSHAW ST

17,750 sq ft (1,649 sq m)





## FIRST FLOOR



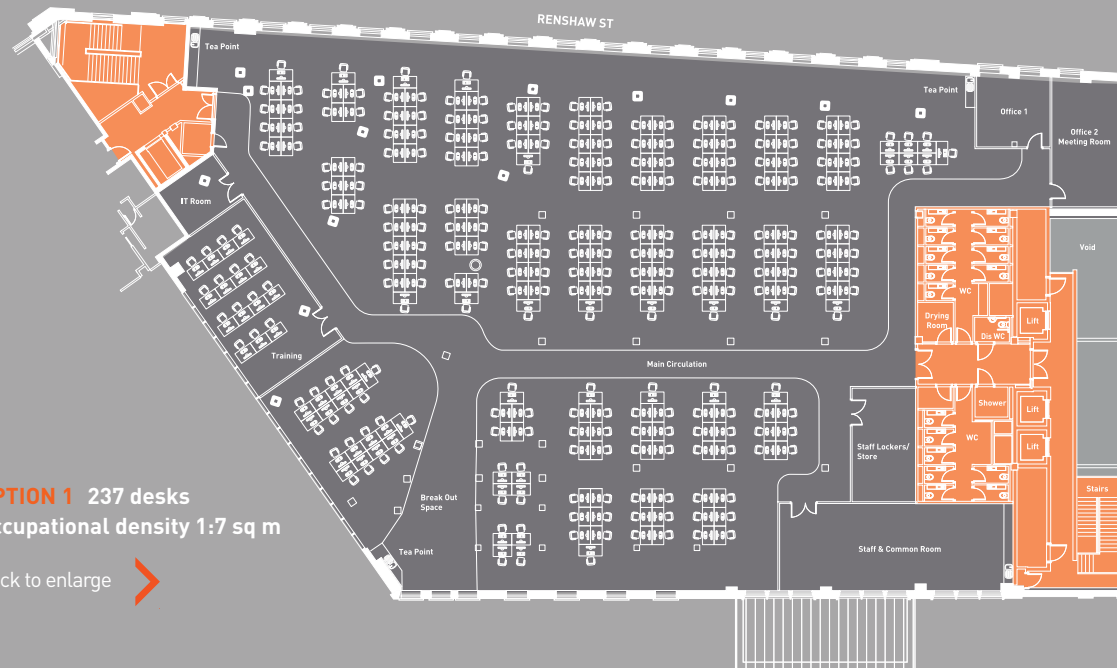
## ILLUSTRATIVE SPACE PLANS

**First floor** 17,610 sq ft  
(1,636 sq m)

These floors provide totally flexible office space allowing an incoming tenant to fit out to their own specific requirements.

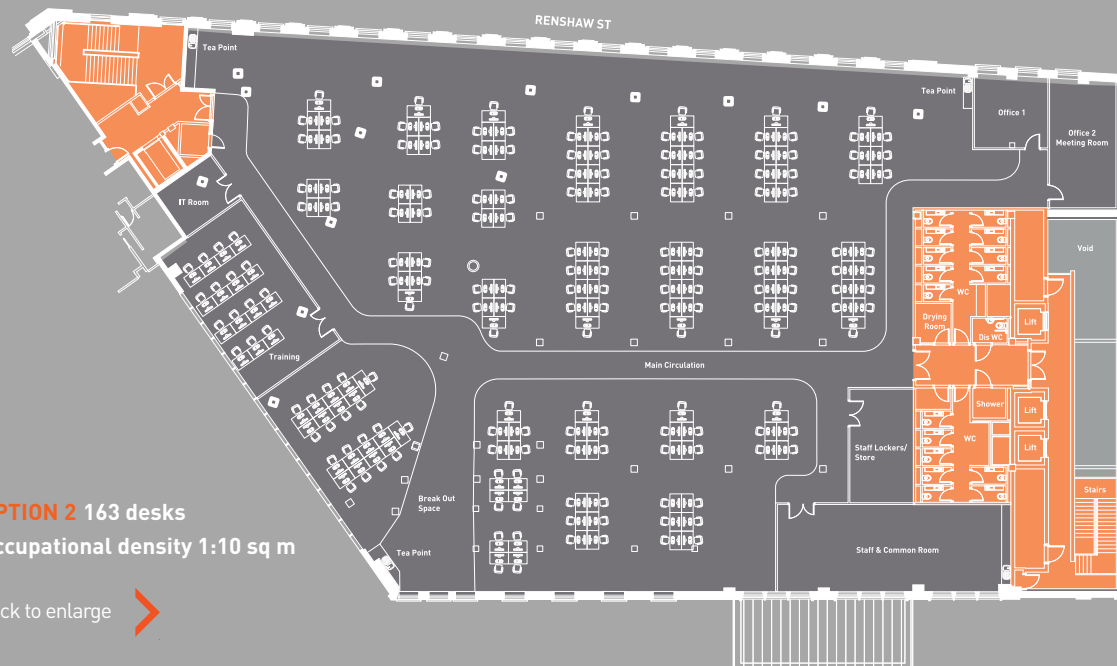
HOME  
FACADE  
THE BUILDING  
ACCOMMODATION  
**FLOOR PLANS, SCHEDULE & SPECIFICATION**  
GALLERY  
CIRCUS  
LOCATION  
LIVERPOOL  
CONNECTIVITY  
CONTACT

## SECOND FLOOR



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

Click to enlarge ➤



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

Click to enlarge ➤

## ILLUSTRATIVE SPACE PLANS

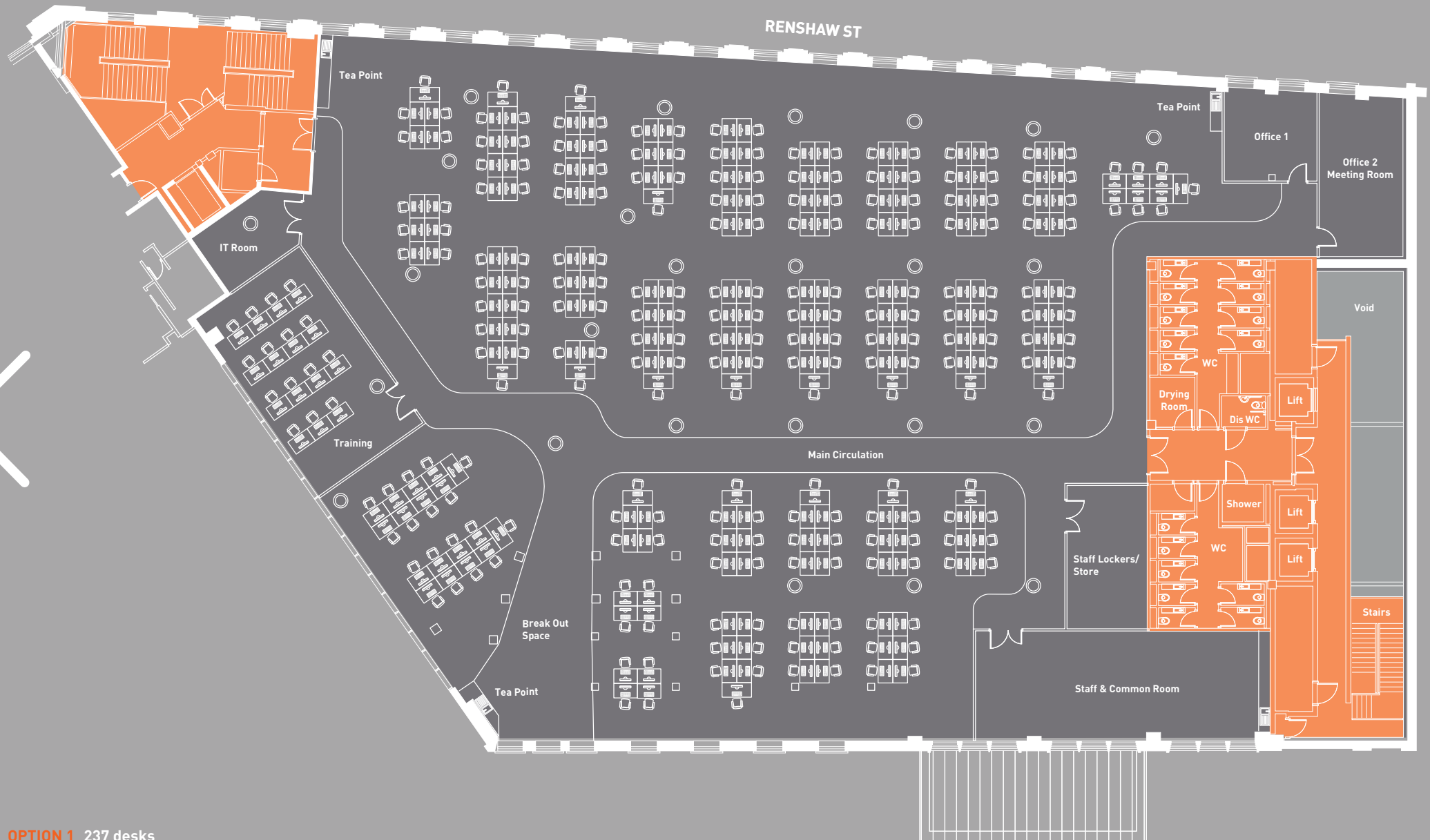
**Second Floor** 17,750 sq ft  
(1,649 sq m)

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HOME  
FACADE  
THE BUILDING  
ACCOMMODATION  
**FLOOR PLANS, SCHEDULE & SPECIFICATION**  
GALLERY  
CIRCUS  
LOCATION  
LIVERPOOL  
CONNECTIVITY  
CONTACT

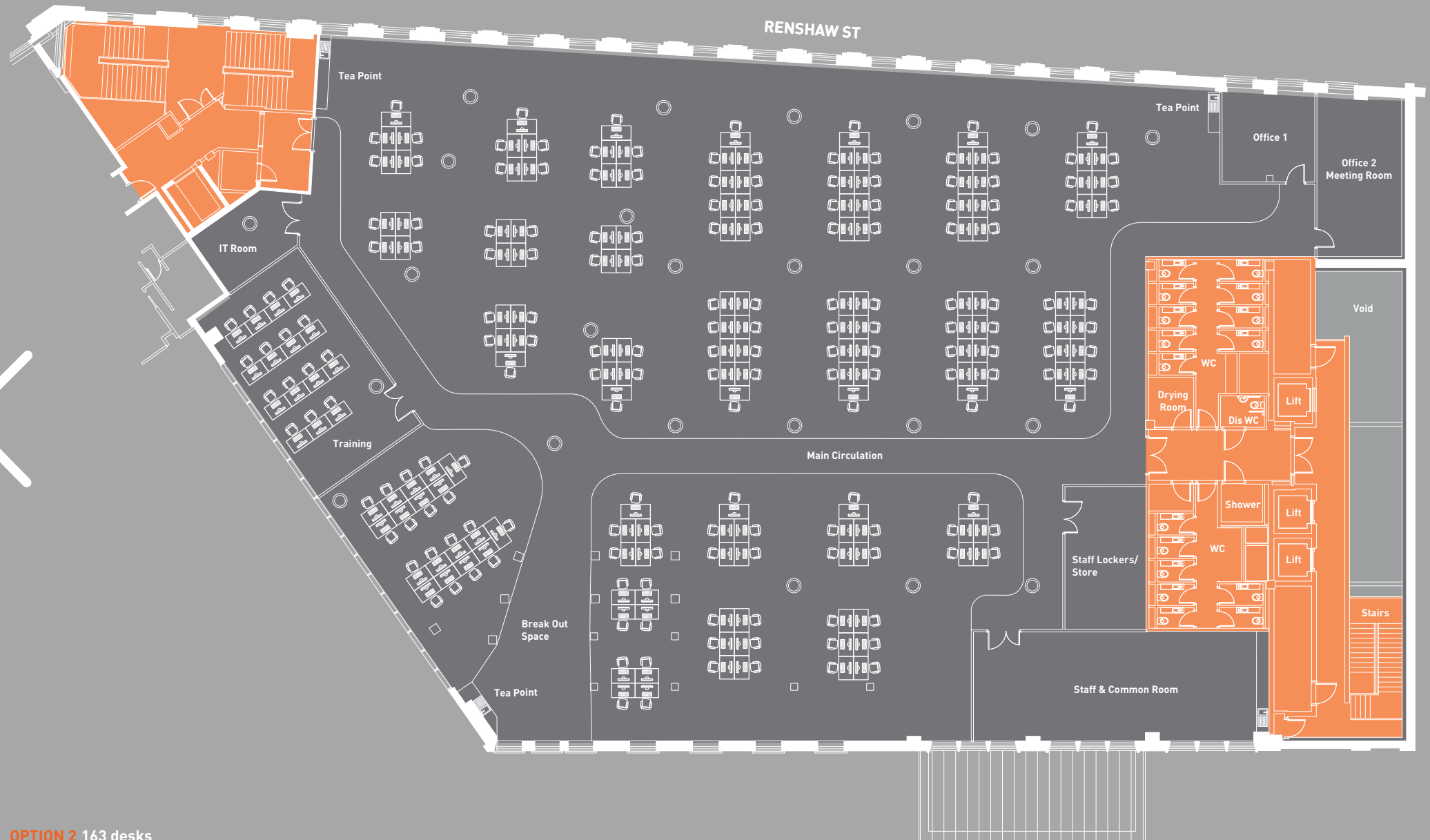


## FIRST FLOOR OPTION 1



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

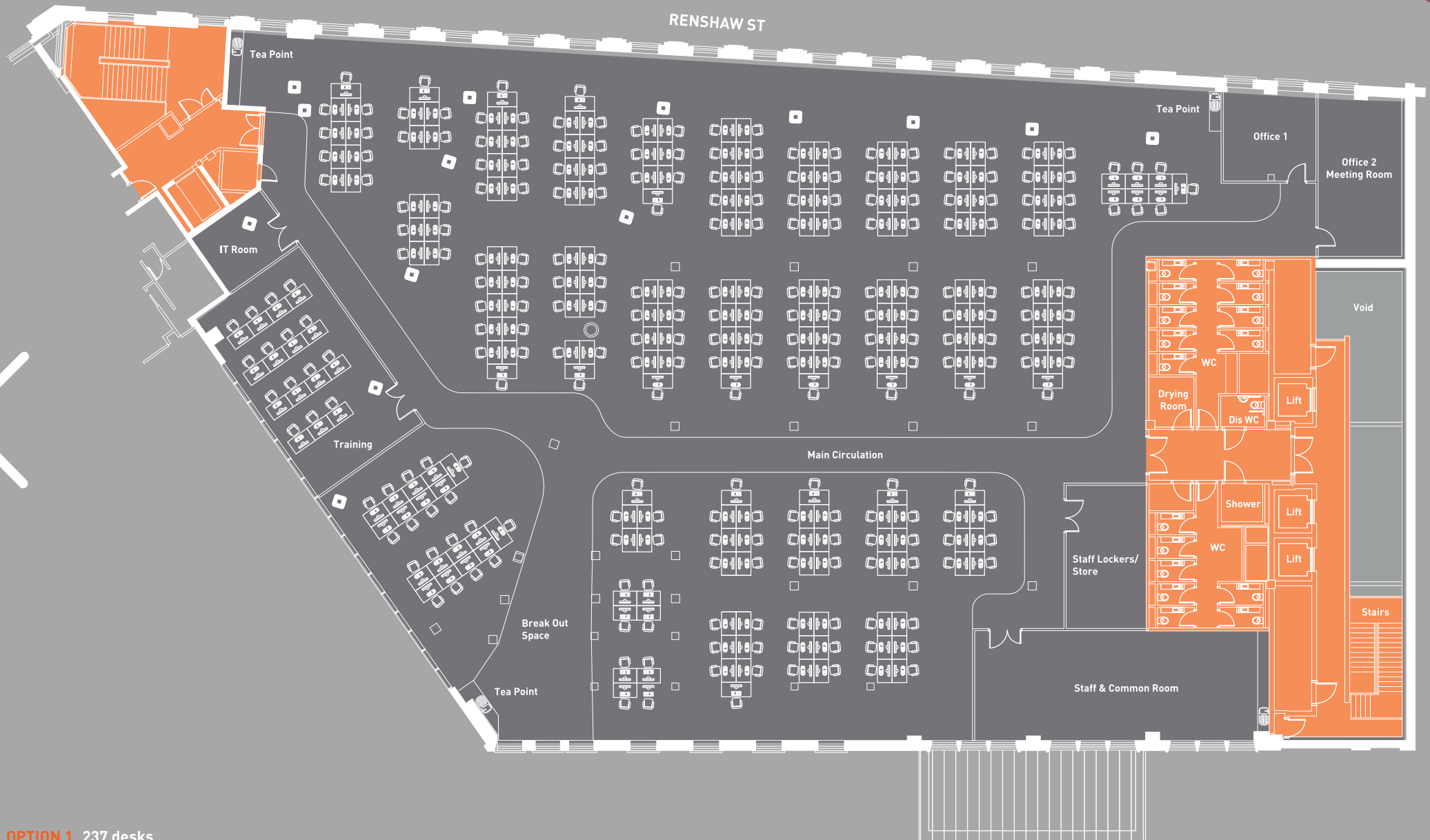
## FIRST FLOOR OPTION 2



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

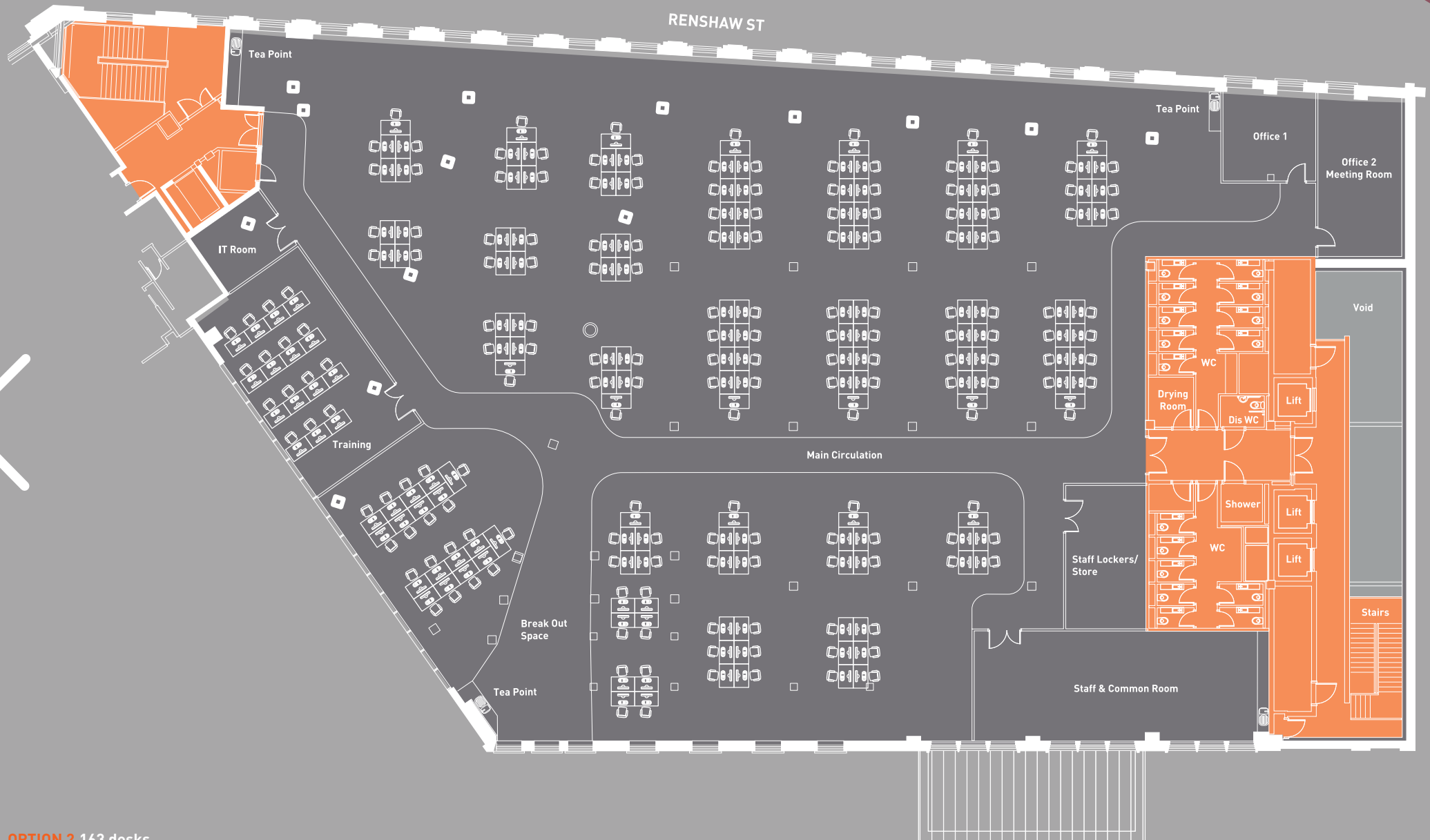


## SECOND FLOOR OPTION 1



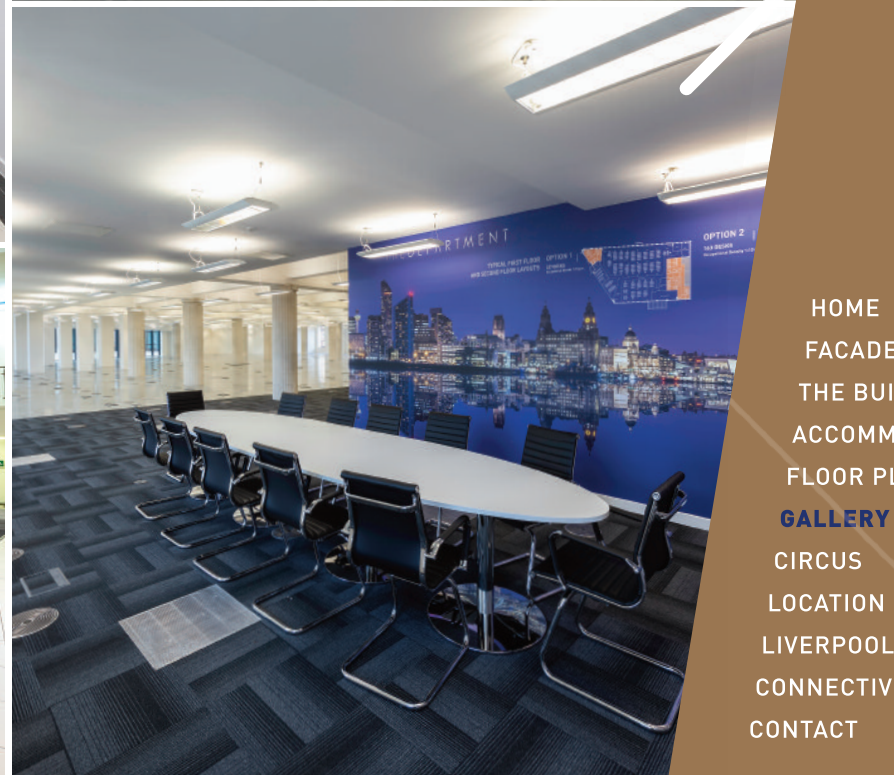
**OPTION 1** 237 desks  
Occupational density 1:7 sq m

## SECOND FLOOR OPTION 2



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





## GALLERY

HOME  
FACADE  
THE BUILDING  
ACCOMMODATION  
FLOOR PLANS, SCHEDULE & SPECIFICATION  
**GALLERY**  
CIRCUS  
LOCATION  
LIVERPOOL  
CONNECTIVITY  
CONTACT

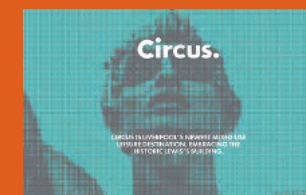




## CIRCUS

The Department adjoins Circus, a new retail and leisure development. On completion the site will provide circa 275,000 sq ft of retail and leisure space over five floors, incorporating a cinema, restaurants, retail tenants, a 500 space multi storey car park operated by Q-Park, Pure Gym and an Adagio Aparthotel.

For further information, visit the Circus website:



HOME  
FACADE  
THE BUILDING  
ACCOMMODATION  
FLOOR PLANS, SCHEDULE & SPECIFICATION  
GALLERY  
**CIRCUS**  
LOCATION  
LIVERPOOL  
CONNECTIVITY  
CONTACT



## City Centre Map



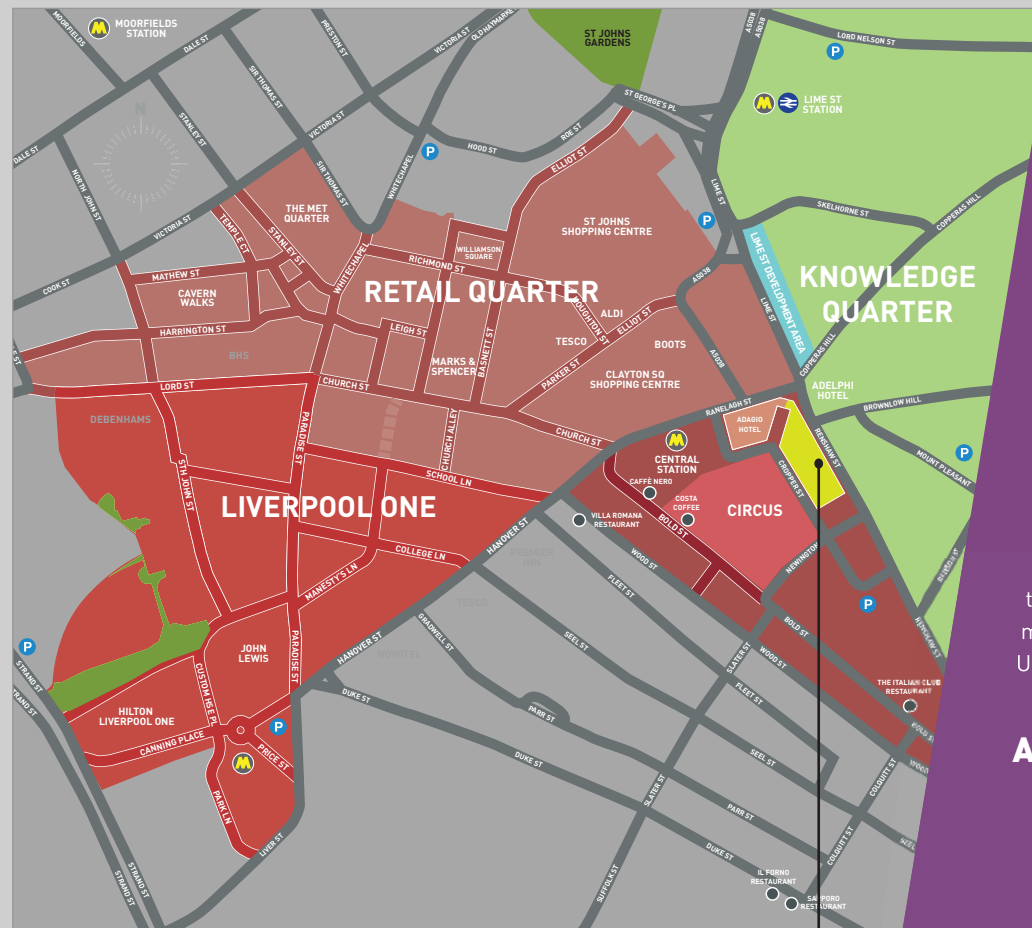
Click to enlarge

## Aerial View



Click to enlarge

## Detail Map



Click to enlarge

THE DEPARTMENT

## LOCATION

The Department is within one of Liverpool's most iconic buildings and is located in a prominent position on the corner of Renshaw Street which forms part of the City's Knowledge Quarter.

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 Station and Liverpool Lime Street Station providing direct access to the Wirral and Northern Lines as well as mainline service connections to all major UK Towns and Cities.

## Aerial View

HOME  
FACADE  
THE BUILDING  
ACCOMMODATION  
FLOOR PLANS, SCHEDULE & SPECIFICATION  
GALLERY  
CIRCUS  
LOCATION  
LIVERPOOL  
CONNECTIVITY  
CONTACT





RIVER MERSEY

JAMES STREET  
STATIONCENTRAL  
STATIONLIME ST  
AND  
MAINLINE  
STATION

## KEY

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

## MERSEYRAIL STATIONS

- Central Station
- James Street
- Lime Street and Mainline Station

--- Knowledge Quarter





## LOCATION

Detail Map   
CITY CENTRE MAP

- HOME
- FACADE
- THE BUILDING
- ACCOMMODATION
- FLOOR PLANS, SCHEDULE & SPECIFICATION
- GALLERY
- CIRCUS
- LOCATION
- LIVERPOOL
- CONNECTIVITY
- CONTACT





LOCATION

DETAIL MAP

City Centre Map >



- HOME
- FACADE
- THE BUILDING
- ACCOMMODATION
- FLOOR PLANS, SCHEDULE & SPECIFICATION
- GALLERY
- CIRCUS
- LOCATION
- LIVERPOOL
- CONNECTIVITY
- CONTACT

## 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)
- 7.2 million people live within a 1 hour commute
- Adjacent to Liverpool's Knowledge Quarter
- 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 has direct flights to more than 60 destinations worldwide with direct flights to Amsterdam, Berlin, Barcelona, Milan, Paris and Madrid
- 5th largest urban area in the UK
- Liverpool has the fastest rising productivity of any major city outside London – 7% higher than the UK average
- During the last decade Liverpool has been one of the fastest growing Cities in the UK with a 39% increase in economic output

HOME

FACADE

THE BUILDING

ACCOMMODATION

FLOOR PLANS, SCHEDULE &amp; SPECIFICATION

GALLERY

CIRCUS

LOCATION

**LIVERPOOL**

CONNECTIVITY

CONTACT





Lime Street Mainline Station



## 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. With a yearly footfall of, in excess of, 16M passengers, Liverpool Central Station, adjoins Circus and is the central hub for the Merseyrail network; encompassing both Wirral and Northern lines. It is the 7th busiest station outside of London.

**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.

HOME

FACADE

THE BUILDING

ACCOMMODATION

FLOOR PLANS, SCHEDULE & SPECIFICATION

GALLERY

CIRCUS

LOCATION

LIVERPOOL

**CONNECTIVITY**

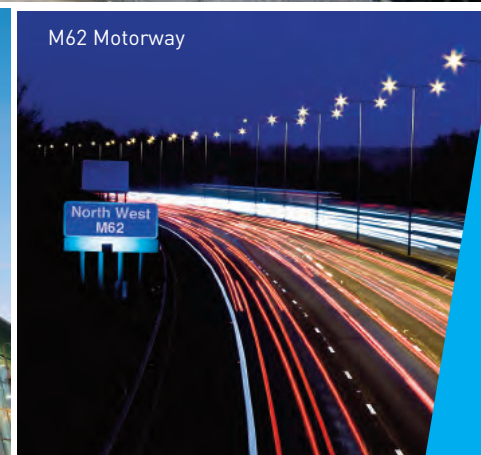
CONTACT



Central Station Merseyrail



Liverpool John Lennon Airport



M62 Motorway



02

## 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 ingoing 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.

HOME

FACADE

THE BUILDING

ACCOMMODATION

FLOOR PLANS, SCHEDULE & SPECIFICATION

GALLERY

CIRCUS

LOCATION

LIVERPOOL

CONNECTIVITY

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## AGENTS



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