



LIVERPOOL
ONE
Love the City



To Let

Newly Refurbished high quality offices
Russell Building, School Lane/Peters Lane, Liverpool ONE

1,383 to 11,068 sq ft (125.5 to 1028.2 sq m)

- Comprehensive refurbishment
- Located in the heart of the city
- 100mm raised floors
- LG7 lighting
- Reception area with limestone flooring



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Description

Russell Building, at the junction of School Lane and Peter's Lane, is surrounded by attractive retail arcades, new public squares and city centre living.

Russell Building, constructed in the 1860s, has undergone comprehensive refurbishment to provide attractive office accommodation over six floors. The space is served by two passenger lifts and a dedicated entrance from School Lane.

It is located in the heart of the premium retail district, home to some of the top names in fashion.

Specification

- Suspended ceilings
- 100mm raised floors
- LG7 lighting
- New WCs
- Disabled WCs
- 8 person passenger lift
- 13 person goods lift
- Reception area with limestone flooring
- CCTV to common parts connected to a central management system

Energy Performance Certificate

An EPC can be made available upon request.

Accommodation

Floor	Area (sq ft)	Area (sq m)
First	1,383	125.5
Second	3,202	297.4
Third	3,239	300.9
Fourth	3,244	301.3
Fifth	LET	LET
Sixth	LET	LET
Totals	17,424	1,618.7
Total Available	11,068	1,028.2

Liverpool ONE

Liverpool ONE is Europe's largest city centre regeneration project and connects the city's retail offer, business district and UNESCO World Heritage waterfront, providing Liverpool with a city centre for the 21st Century.

Liverpool ONE offers a unique and diverse range of over 20 restaurants, cafés and bars within a moments walk from the offices, all with the rare privilege of being located in the surroundings of a 5 acre park. There is a brand new Hilton and Novotel on site, as well as serviced apartments - all ideally suited for accommodating business contacts, clients and colleagues.

By Car

How to get to Liverpool ONE by car - From the Wirral, the M62 and M58 motorways, follow the brown tourist signs towards the Albert Dock, until you reach Strand Street. There are 3 Liverpool ONE car parks, open 24/7, all in close walking distance.

Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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By Public Transport

Liverpool ONE is easily accessible by bus, train or Mersey Ferry. The nearest bus interchange is Paradise Street, adjacent to Chavasse Park, which services all major bus routes. The nearest train stations are James Street, Moorfields and Liverpool Central, for local and Wirral lines. For mainline services, Lime Street station is within walking distance.

Service Charge

A copy of the service charge brochure can be made available on request.

Further Information

For more information about offices at Liverpool ONE, please contact one of our agents:

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