



LIVERPOOL  
**ONE**  
Love the City



## To Let

### Newly Refurbished offices in Liverpool City Centre Compton House, School Lane, Liverpool ONE

2,211 to 4,425 sq ft (205.4 to 411.1 sqm)

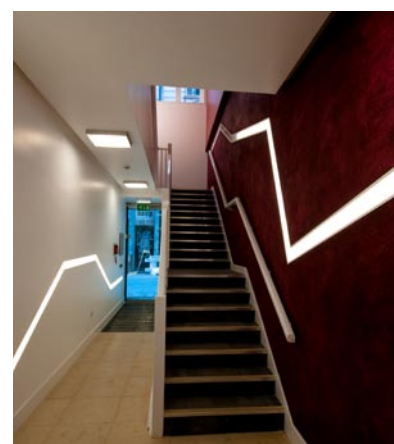
- Red brickwork and sandstone façade
- Quality open-plan office accommodation
- Generous floor to ceiling heights
- Comfort cooling
- Aluminium perimeter trunking
- LG7 lighting



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## Description

Compton House, on School Lane, is at the creative heart of Liverpool. It sits adjacent to the newly refurbished Bluecoat Gallery which has been at the centre of a thriving creative & arts scene for over 100 years.

It is surrounded by attractive retail arcades and new public squares. Compton House is an 1870s five-storey warehouse that has been comprehensively refurbished to provide retail at ground and basement, and office space on the upper floors.

The building's existing red brickwork and sandstone façade has been restored together with the unusual rear timber sash windows on continuous sills. Compton House offers quality open-plan office accommodation with generous floor to ceiling heights, particularly on the top floor, which benefits from integrated roof lights and exposed individual roof trusses.

## Specification

- Comfort cooling
- Aluminium perimeter trunking
- LG7 lighting
- Two WCs per floor
- Disabled WC per floor
- 8 person passenger lift
- Reception area with feature lighting and 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	2,214	203.6
Second	2,211	205.4
Third	LET	LET
Fourth	LET	LET
Totals	8,743	812.3
Total Available	4,425	411.1

## 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

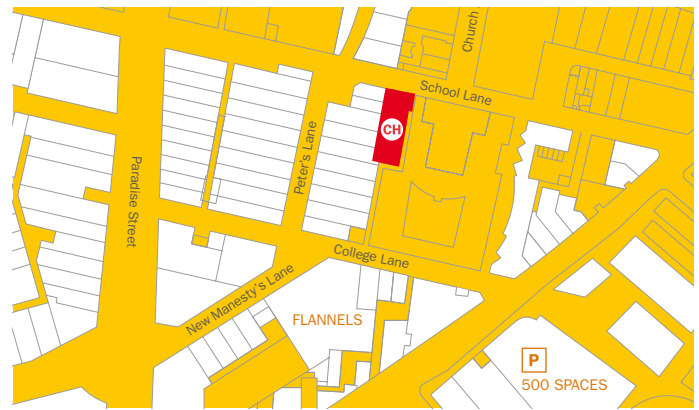
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## By Public Transport

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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