



# EXCHANGE STATION

LIVERPOOL

LIVERPOOLS  
FINEST  
**FIRST CLASS**  
BUSINESS  
DESTINATION

# THE **EXCITING** NEW DESTINATION

**EXCHANGE STATION** IS AN EXCITING NEW OFFICE DESTINATION AND ONE OF THE MOST PRESTIGIOUS BUSINESS ADDRESSES IN THE CITY.

The building comprises 193,000 sq.ft (17,930 sq.m) of Grade A refurbished offices. The former Victorian Railway Station has been completely remodelled and comprehensively refurbished to provide occupiers with a highly efficient and sustainable working environment.



# OFFICE AND RETAIL SUITES

ACCOMMODATION AT **EXCHANGE STATION** HAS BEEN COMPREHENSIVELY REFURBISHED, MAKING IT ONE OF THE MOST SUSTAINABLE OFFICE BUILDINGS WITHIN THE LIVERPOOL CITY REGION.

Suites are available from 59 sq m (800 sq ft) and with floorplates up to 4,273 sq m (46,000 sq ft), office and retail space at Exchange Station can be tailored to suit most business requirements and can accommodate business growth.



## SO MUCH MORE...

EXCHANGE STATION OFFERS SO MUCH MORE THAN JUST OFFICE ACCOMMODATION - THE BUILDING IS ABLE TO OFFER THE FOLLOWING ADDITIONAL SERVICES.

The building reception provides a full concierge service including:

- Concierge Service
- Meeting Rooms
- Taxi Booking Service
- Dry Cleaning Collections
- Luggage Holding Facility
- Coffee Shop
- Informal seating area located in the atrium area with WIFI Connectivity



# EXPERIENCE TRUE CONNECTIVITY

**EXCHANGE STATION** HAS BEEN FULLY REFURBISHED WITH UNPARALLELED LEVELS OF CONNECTIVITY AT ITS CORE - THROUGH ULTRAFAST FIBRE TECHNOLOGY AND THROUGH DESIGN ENHANCED OPPORTUNITIES FOR PEOPLE AND BUSINESSES TO CONNECT AND INTERACT WITH ONE ANOTHER.

The building is configured to provide potential for tenants to interact with like-minded businesses, ultimately leading to opportunities for new business. Meeting rooms, coffee shop and concourse communal areas all have Wi-Fi provision. High-speed connectivity can also be provided into each office suite.



# SUSTAINABILITY

**EXCHANGE STATION** HAS RECENTLY UNDERGONE A COMPREHENSIVE PROGRAMME OF REMODELLING AND REFURBISHMENT. THE BUILDING REFURBISHMENT PROVIDES OCCUPIERS WITH SUSTAINABLE ACCOMMODATION AND LOWER FUTURE RUNNING COSTS.

- EPC B “39”
- Energy Efficient Lighting



## LOCATION

# EXCELLENT LOCATION

**EXCHANGE STATION** IS SITUATED IN THE HEART OF LIVERPOOL'S COMMERCIAL DISTRICT, DIRECTLY OPPOSITE MOORFIELDS TRAIN STATION AND ONLY A SHORT WALK FROM LIVERPOOL ONE AND THE BUSTLING CITY CENTRE.

A range of high quality boutique and budget hotels are within easy walking distance of Exchange Station which include Radisson Blu, Indigo, Malmaison, the Hilton, a brand new Travel Lodge and the world famous Hard Day's Night Hotel.

Liverpool One is only a few minutes walk from Exchange Station and is the largest retail led development in Europe and provides in excess of 1.65 million sq.ft of shopping and leisure facilities. There is also a wide range of cafes, bars, restaurants and other amenities situated nearby, and the building is only a few minutes walk from Liverpool's vibrant and diverse cultural and nightlife scene.

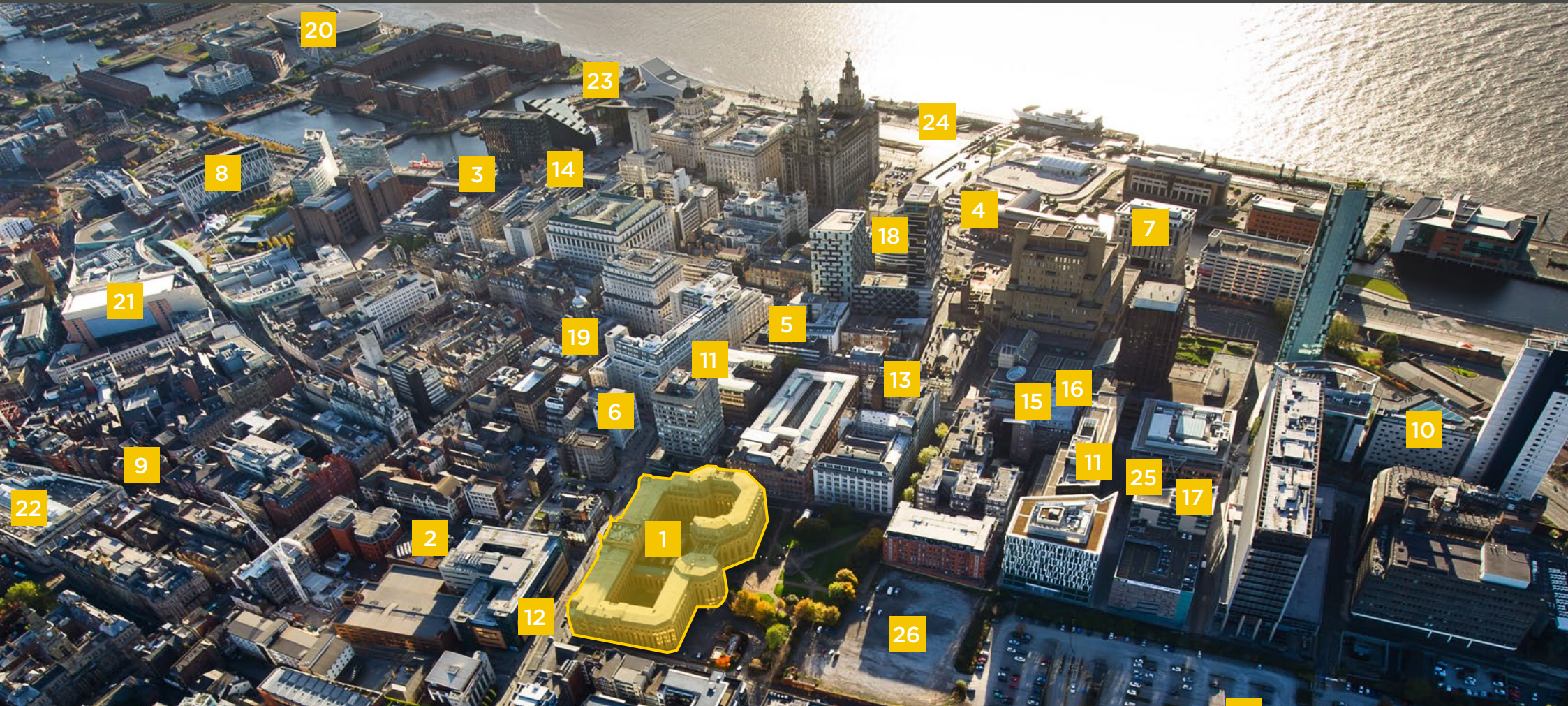
Exchange Station benefits from excellent connectivity and transport links with direct access to the M62, M57 and M53 Motorways leading to the Regional and National Motorway Networks. Liverpool City Centre has excellent rail links with its own underground loop which can be accessed via Moorfields Station located directly opposite the building which provides direct access to Liverpool Lime Street providing mainline service connections to all, major UK Cities and Towns. London Euston is just over 2 hours away.

In addition, Liverpool John Lennon Airport is located approximately 7.5 miles south east of the City Centre and provides direct flights to over 70 destinations including Amsterdam, Barcelona, Berlin, Paris, Madrid and Dublin.





# AERIAL



1. EXCHANGE STATION
2. Moorfields Station
3. James Street Station
4. Crowne Plaza
5. Indigo Hotel (Chapel Street)
6. Travel Lodge
7. Malmaison
8. Hilton
9. Double Tree

10. Radisson Blu Hotel
11. Costa Coffee (Tithebarn St & St Paul's Sq)
12. Hemmingways Coffee shop
13. Starbucks
14. Philpotts
15. Sainsbury's Local
16. Tesco Metro
17. Bean
18. Atlantic Tower Hotel

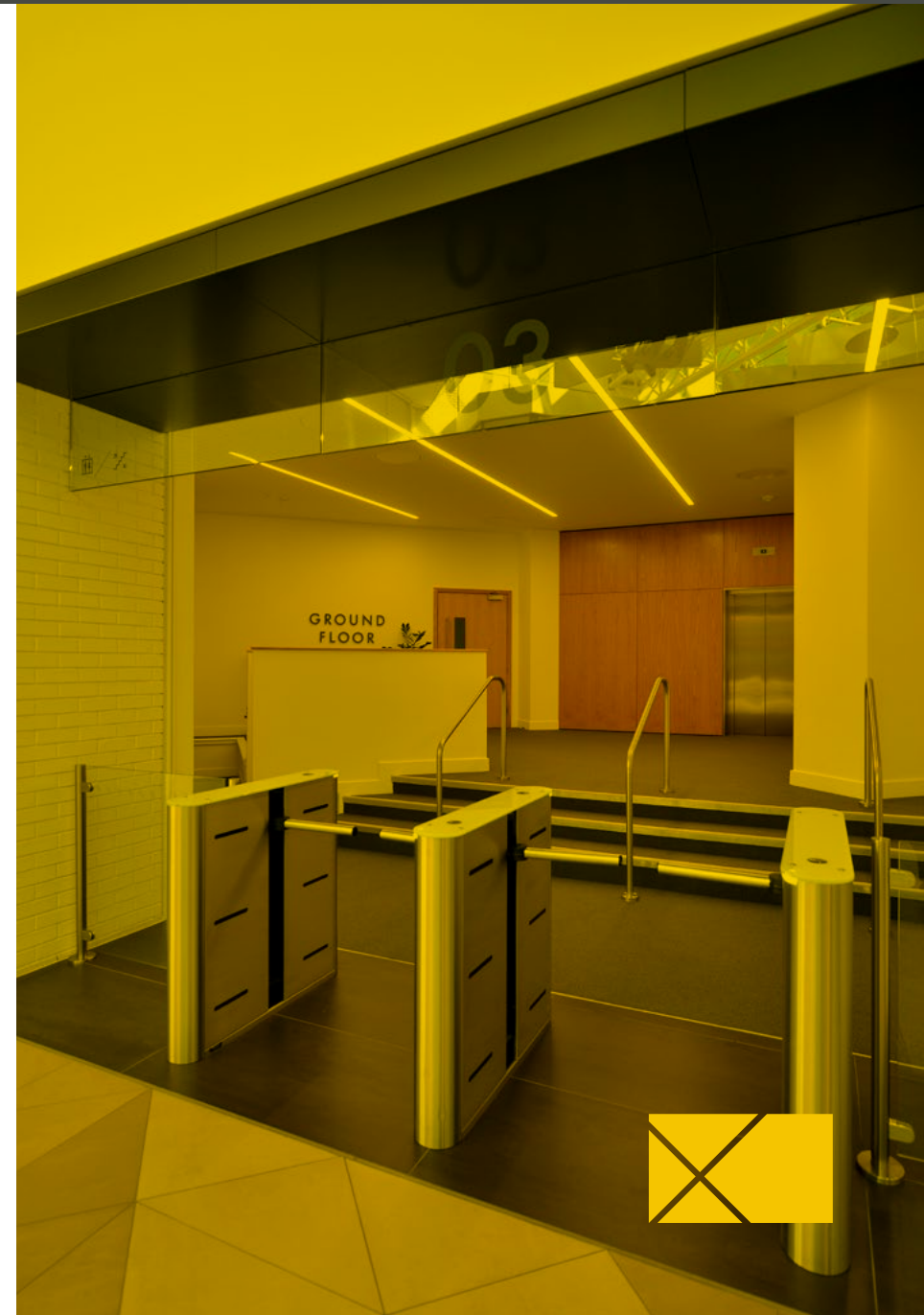
19. Liverpool Town Hall
20. Liverpool Echo Arena
21. Liverpool One
22. The Met Quarter
23. Albert Dock Complex
24. Pier Head
25. St Paul's Square
26. Pall Mall
27. Pall Mall Car Park



# SECURITY

**EXCHANGE STATION** RECOGNISES THAT MODERN BUSINESSES NEED ACCESS AT ALL HOURS OF THE DAY AND THAT STAFF SAFETY AND COMMERCIAL SECURITY IN A 24 HOUR ENVIRONMENT IS CRITICAL.

Exchange Station provides a 24 hour security presence and swipe card access systems to office and car parking areas.



# CAR PARKING

**CITY CENTRE OFFICE PROVIDING AMPLE CAR PARKING FOR BOTH OCCUPIERS AND VISITORS.**

Exchange Station has a total of 188 secure on-site car parking spaces, a ratio of 1:1,000 sq.ft. Visitor spaces are located adjacent to a bright and inviting entrance lobby with direct access from the basement car parking area via lift's which lead to the main concourse reception. Immediately adjacent to Exchange Station are the Pall Mall and Moorfields NCP car parks which provide an additional 1,320 car parking spaces.



# GET IN TOUCH...

FOR FURTHER INFORMATION ABOUT AVAILABLE OFFICE & RETAIL SPACES OR TO ARRANGE A VIEWING PLEASE CONTACT THE SOLE AGENTS DETAILED BELOW:



**BRIAN RICKETS**  
RICS-REGISTERED VALUER & PARTNER  
**HITCHCOCK WRIGHT & PARTNERS**

E:



**IAN STEELE**  
DIRECTOR  
**BILFINGER GVA**

E:

