

ONE DERBY SQUARE

Liverpool | L2 9QR

High Quality Office Space in
the heart of the city centre



TO LET
REFURBISHED
OFFICES
FROM
350 SQFT
CBRE
0151 224 7866

PRET A MANGER

DERBY
SQUARE

LORD
STREET

ONE DERBY SQUARE

The team behind
BAGARO
SALVAGE
are looking forward
to helping you
in your renovation
project. Call us on 0151 224 7866

**WE'RE MOVING TO
THE NEW DERBY SQUARE**
ON 15th NOVEMBER
OPENING LATE 2019

SPIN
THE ONLY DANCE STUDIO IN LIVERPOOL

TO LET
REFURBISHED
OFFICES
FROM
350 SQFT
CBRE
0151 224 7866

NO STANDING
ON ANY STREET



Hello Again
Your favourite cafe with a twist



Introduction

One Derby square is a prestigious five storey office building, boasting an unrivalled architectural exterior and set within an extremely prominent city centre position. The property is arranged over five floors, comprised of leisure and retail at ground floor level, with four storeys of offices above.

The property has been extensively refurbished to Grade A standard, delivering a high quality environment suitable for the modern occupier. The double height windows and exceptional ceiling height, provide high levels of natural light throughout the building. The flexible floor plates offer open-plan suites ranging from 367 Sq Ft upwards.

50m

Liverpool One



Staffed Reception



Communal Kitchen Facilities

100m

James St Station



Cycle Storage



WC & Shower Facilities





Specification

x2

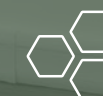
Double Height
Windows



LED
Lighting



VRF Heating
/ Cooling



Raised Access
Flooring



Metal Tile
Ceiling



High Speed
Internet Access



Communal Kitchen
Facilities



WC & Shower
Facilities

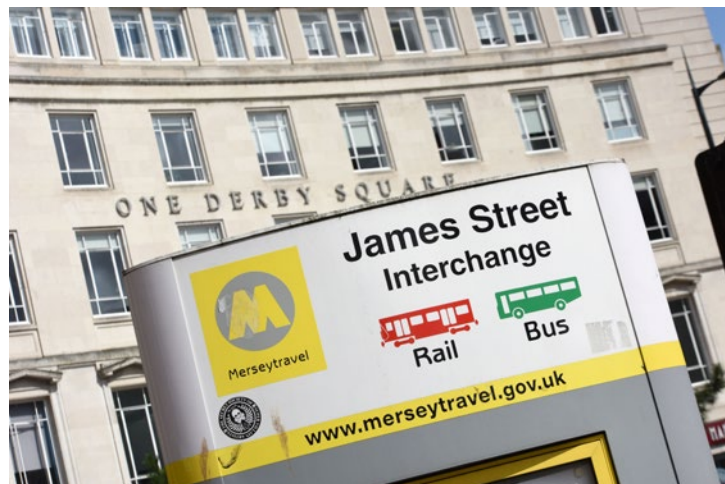
Floor Plan

1st Floor



Location

One Derby Square is situated at the junction of Castle Street and Lord Street, overlooking Derby Square. The location is at the very heart of Liverpool's vibrant City Centre, situated between world class retail offering, Liverpool One and the city's most popular restaurant and leisure destination, Castle Street. Occupiers are afforded an abundance of local amenities and close proximity to all transportation links, particularly James Street Merseyrail Station and Liverpool One Bus Station, that are both within a two minute walk.



On your doorstep

Hotels

- ① Travel Lodge
- ② 30 James St.
- ③ The Hilton
- ④ Malmaison

Retail

- ① Debenhams
- ② H&M
- ③ HSBC
- ④ The Metquarter
- ⑤ River Island
- ⑥ Next
- ⑦ Topshop
- ⑧ M&S
- ⑨ Clayton Sq Shopping Centre

Eat & Drink

- ① Cafe Nero
- ② Pret A Manger
- ③ Starbucks
- ④ Salt House Bacaro
- ⑤ The Alchemist
- ⑥ San Carlo
- ⑦ Mowgli Street Food
- ⑧ Gino D'Acampo Restaurant
- ⑨ Rudy's Pizza



- James St Station
2 mins
- Moorfields Station
8 mins
- Liverpool Central
8 mins
- Lime St Station
12 mins



Malmaison

Royal Liver Building

The Cunard

Royal Albert Dock

Travel Lodge

30 James St.

James St. Station

Q- Park Liverpool One

Bar & Grill

Mowgli

Liverpool Town Hall

Gino D'Acampo Restaurant

Rudy's Pizza

San Carlo

Bacaro

ONE DERBY SQUARE

The Hilton Hotel

Chavasse Park

Moorfields

Liverpool One

River Island

Topshop

H&M

John Lewis

Salt House Tapas

The Strand

The Strand

Castle St.

Derby Square

Hanover St.

Paradise St.

Liverpool One Bus Terminal



Contact the Agent

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EPC

EPC Rating
C73

VAT

Will be charged at
the applicable rate,
where applicable

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