



St Paul's

1ST FLOOR
5,246 SQ FT



WORKPLACE REINVENTED



**Reinvented occupier-focused
office space.**

In St Paul's Square within the heart
of Liverpool's commercial quarter.

1st Floor 5,246 sq ft (fitted space).



WELCOME
TO YOUR NEW
WORKPLACE



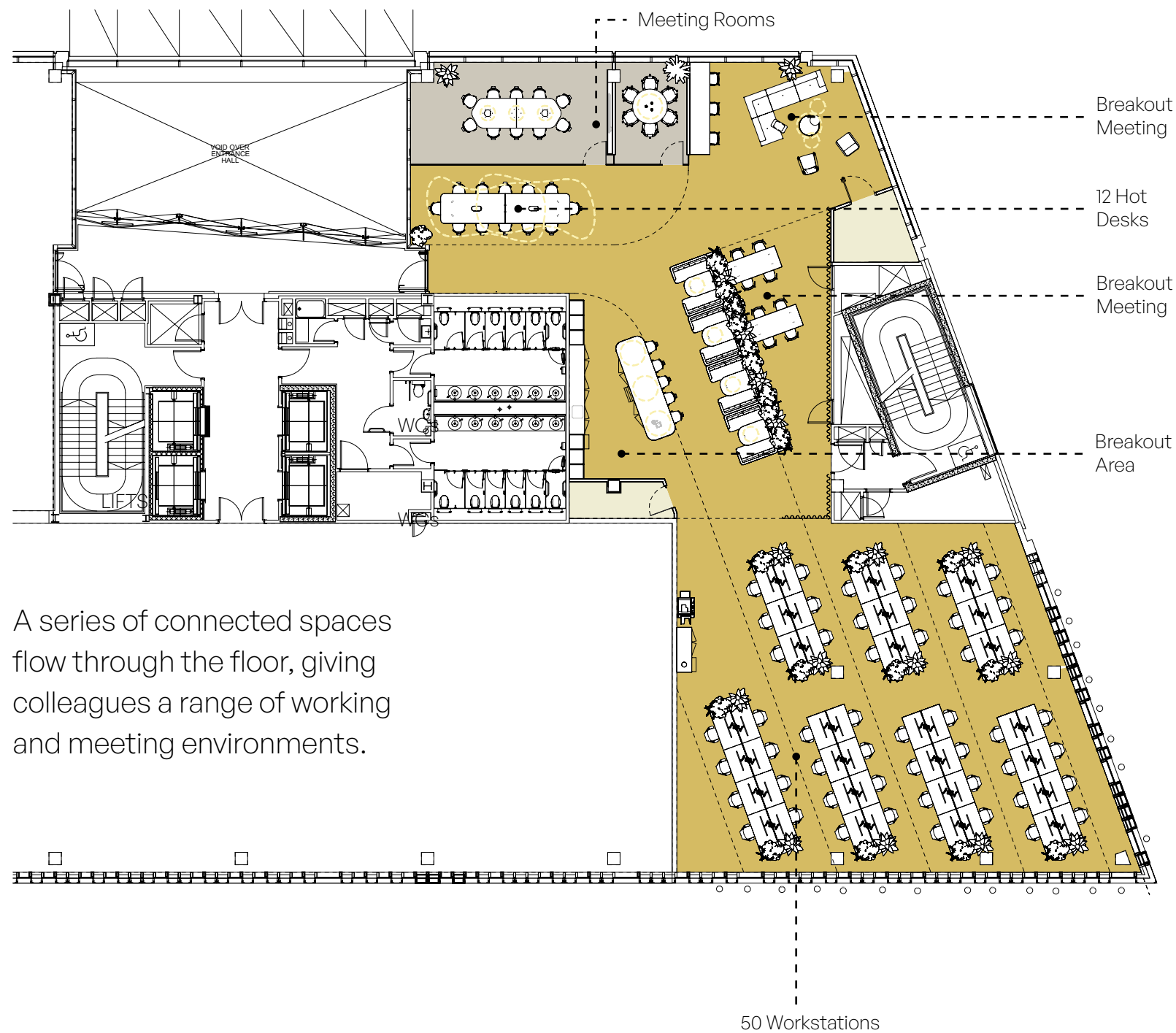
THE NEW 'OLD' KID ON THE BLOCK

* The new look 5 St Paul's Square

A reimagined new office space in Liverpool, designed for those who wish to make a statement. Built with a focus on sustainability, this space incorporates state-of-the-art tech to help reduce overall energy consumption and minimise waste. All-in-all, creating a healthy, inspiring work environment.



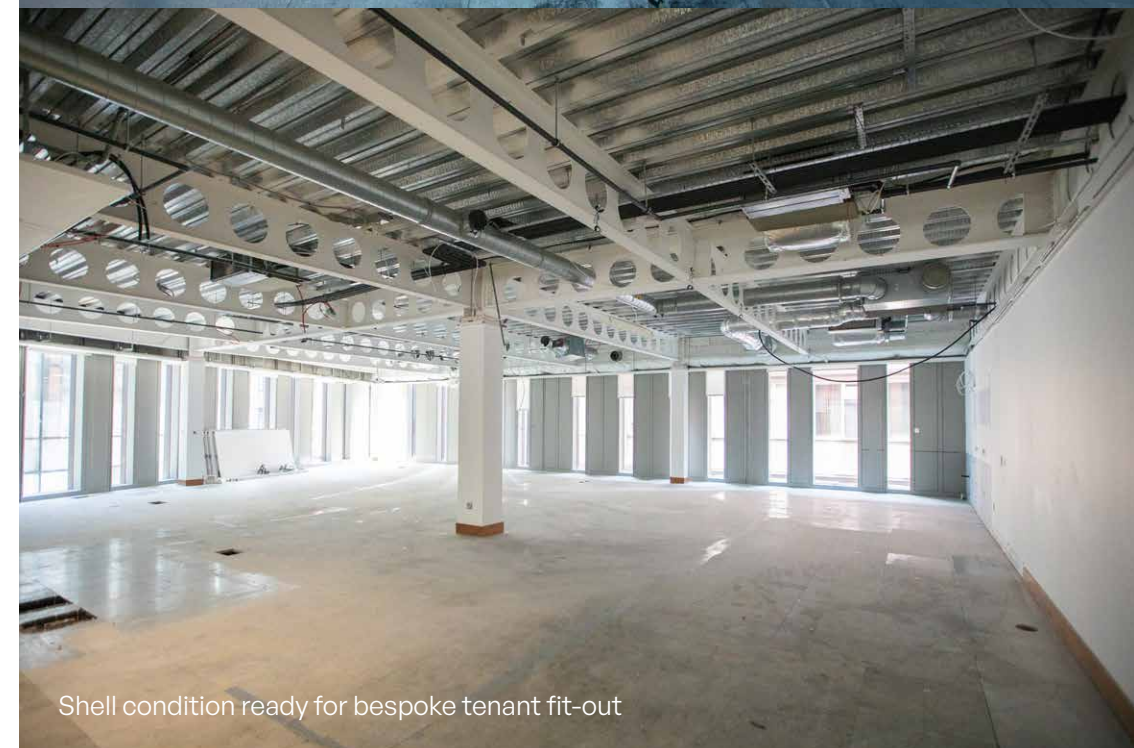
POTENTIAL 1ST FLOOR PLAN



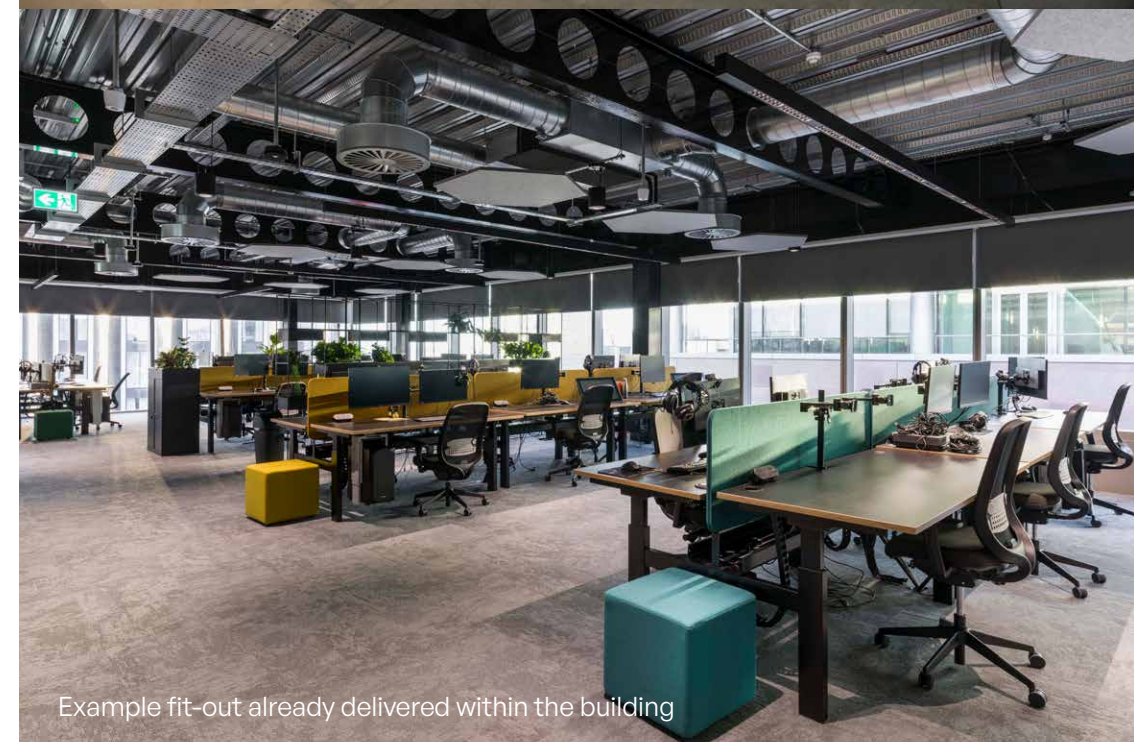
A series of connected spaces flow through the floor, giving colleagues a range of working and meeting environments.



View of St Paul's Square from 1st Floor

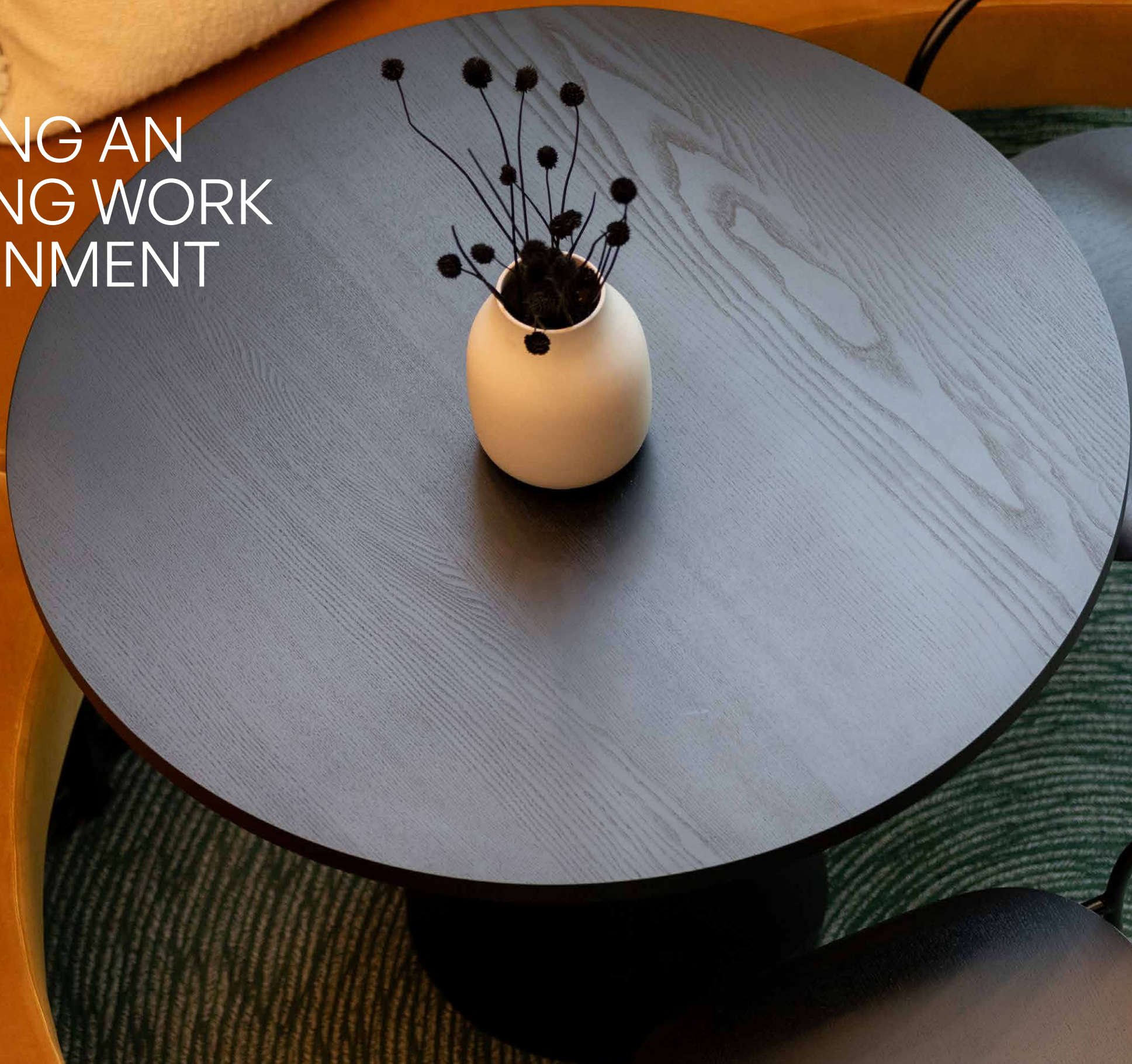


Shell condition ready for bespoke tenant fit-out



Example fit-out already delivered within the building

CREATING AN INSPIRING WORK ENVIRONMENT





TERRACE



Catch the sunset in style with our new terrace. Available for private events.

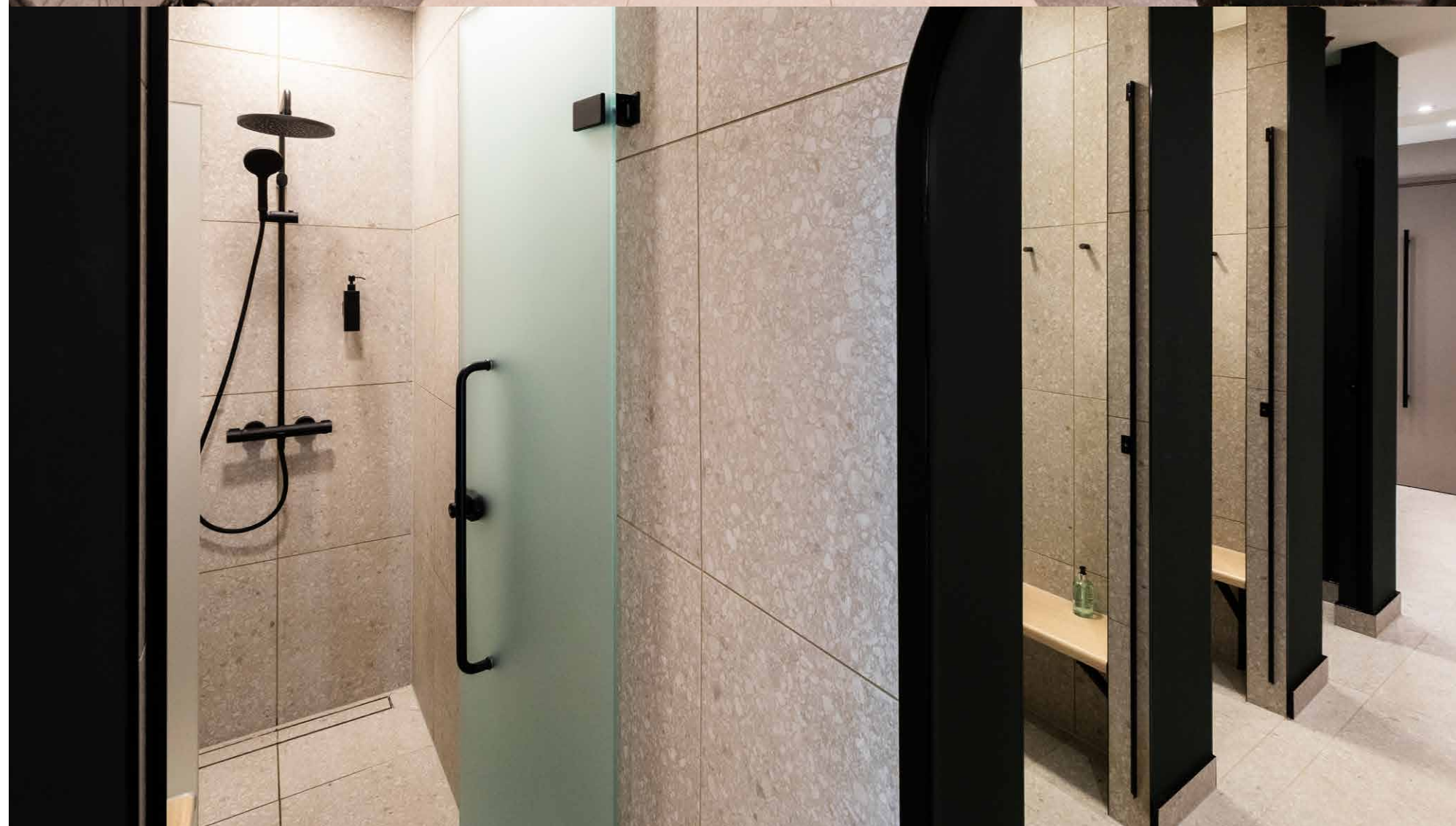
Part covered and fitted both with heaters and feature lighting affording use day and night all year round.

Bar servery installed and speakers available from guest services to use for events.

CYCLE & SHOWERS



New end of trip facilities with male and female showers and changing rooms fitted with digital lockers and hair dryers and straighteners. For cyclists we have internal secure bike racks as well as a repair and wash station. Heated 'drying' lockers are provided to help our customers brave the occasional inclement weather.





CONCIERGE



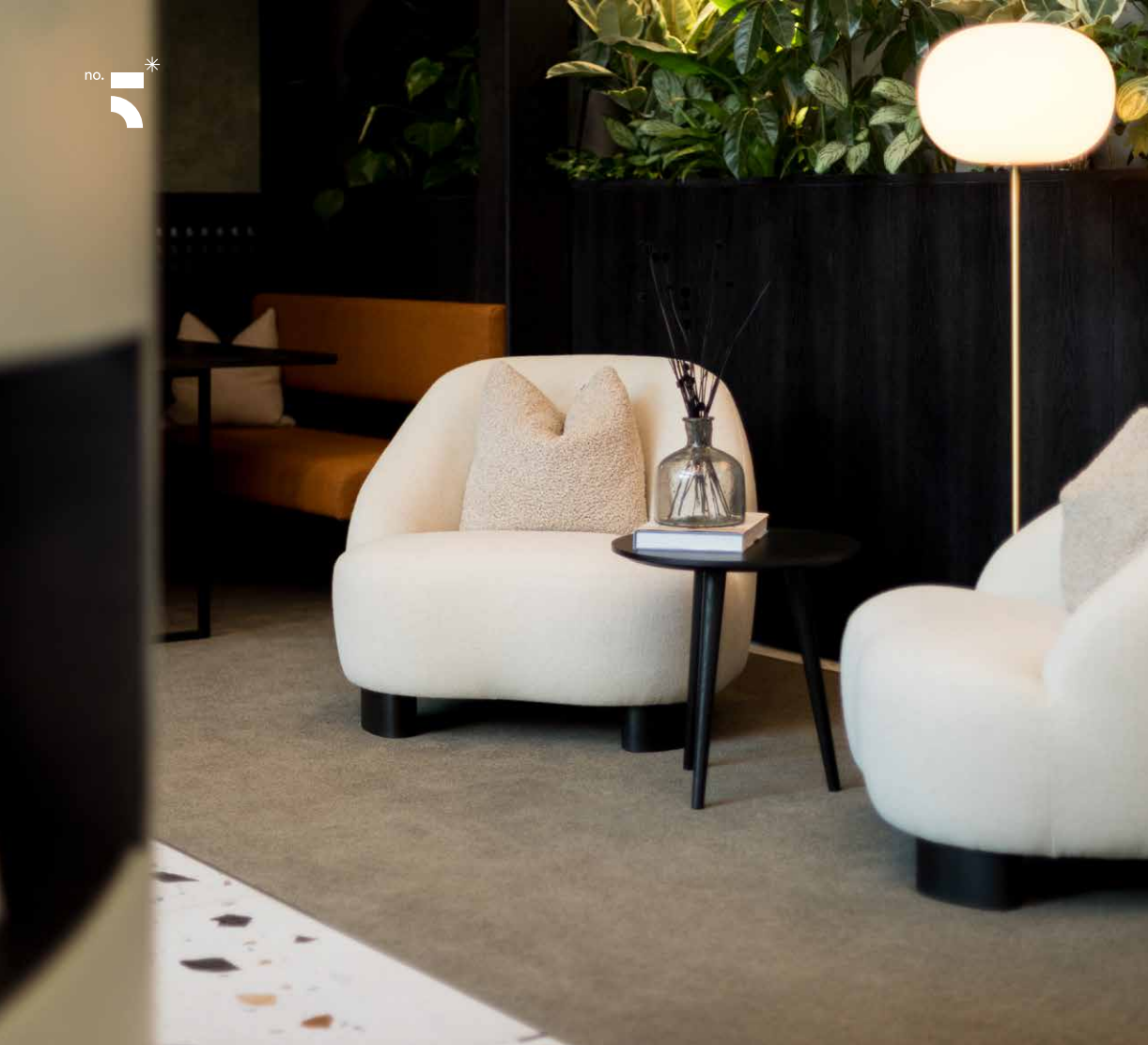
Our new reception sets the tone for visiting clients with breakout and informal meeting spaces. Our concierge team are on hand to help with any enquiry and will plan and host a range of events, classes and activities for building users.

WELLBEING



Work-life balance is key. Allow yourself some time to refresh and recharge. Our wellness room is available for any of your needs, whether its yoga or HIIT classes; massages or meditation; praying or physio.





LOOK & FEEL



*
The working floorplates of No. 5 St Paul's are key to the building's success. Getting the balance of natural light, ceiling and wall finishes whilst maintaining good acoustic can be employed to define walkways, frame offices and denote working areas. These floorplates will provide the perfect blank canvas for prospective tenants.

THE KEY FEATURES

PARTNERSHIP

Work alongside a landlord that understands and delivers for the needs of the modern workforce

EMPLOYEE CREATIVITY

Layout simplicity to space plan around your business functionality and employee needs

VIEWS OF ST PAUL'S SQUARE

Enjoy the vibrancy of St Paul's Square to one elevation and privacy screened natural light to another

OUTDOOR SPACE

Communal roof terrace accessible from main lift core

FIT-OUT COST EFFICIENCY

A landlord cash contribution towards payment of "Category A" fittings including VRF air-conditioning systems, LED lights, ceiling and flooring finishes will deliver tenants fit-out cost savings of 20-30%

DELIVERABILITY

We have recently successfully worked in conjunction with several building tenants to deliver new fit-outs part funded in our capacity as landlord utilising our extensive and robust network of local contractors and project managers

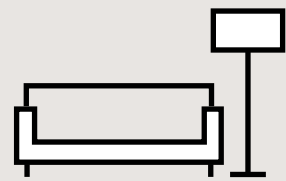
SUSTAINABILITY

Reduce embodied carbon significantly through combined Cat A and Cat B fit-out. Benefit on the building's strong sustainability credentials

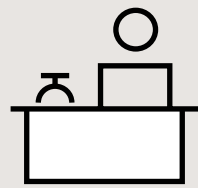
CULTURAL FIT

Produce the highest quality bespoke fit-out reflective of your brand and culture

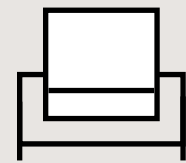
SPECIFICATION



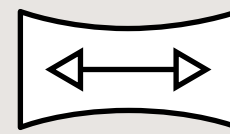
Reception lounge



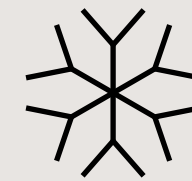
Concierge team



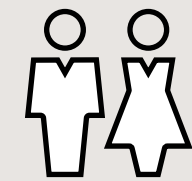
Breakout/
working area



Panoramic views



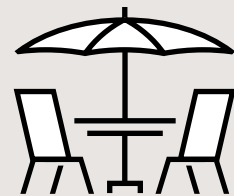
New air conditioning



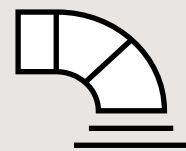
Refurbished WCs



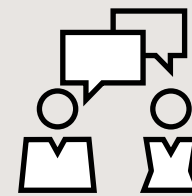
WiFi enabled



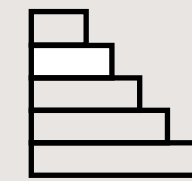
Terrace with heaters



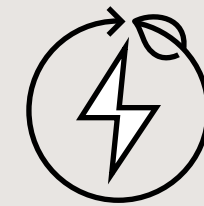
Exposed services



Meeting booths



EPC rating B



100% electric



Boreholes (m) to assist with heating / cooling



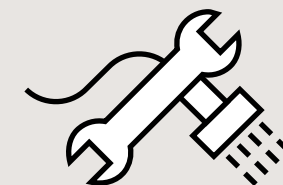
Male & female changing facilities



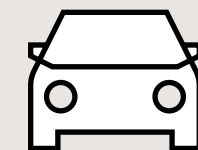
Secure cycle storage



Drying lockers

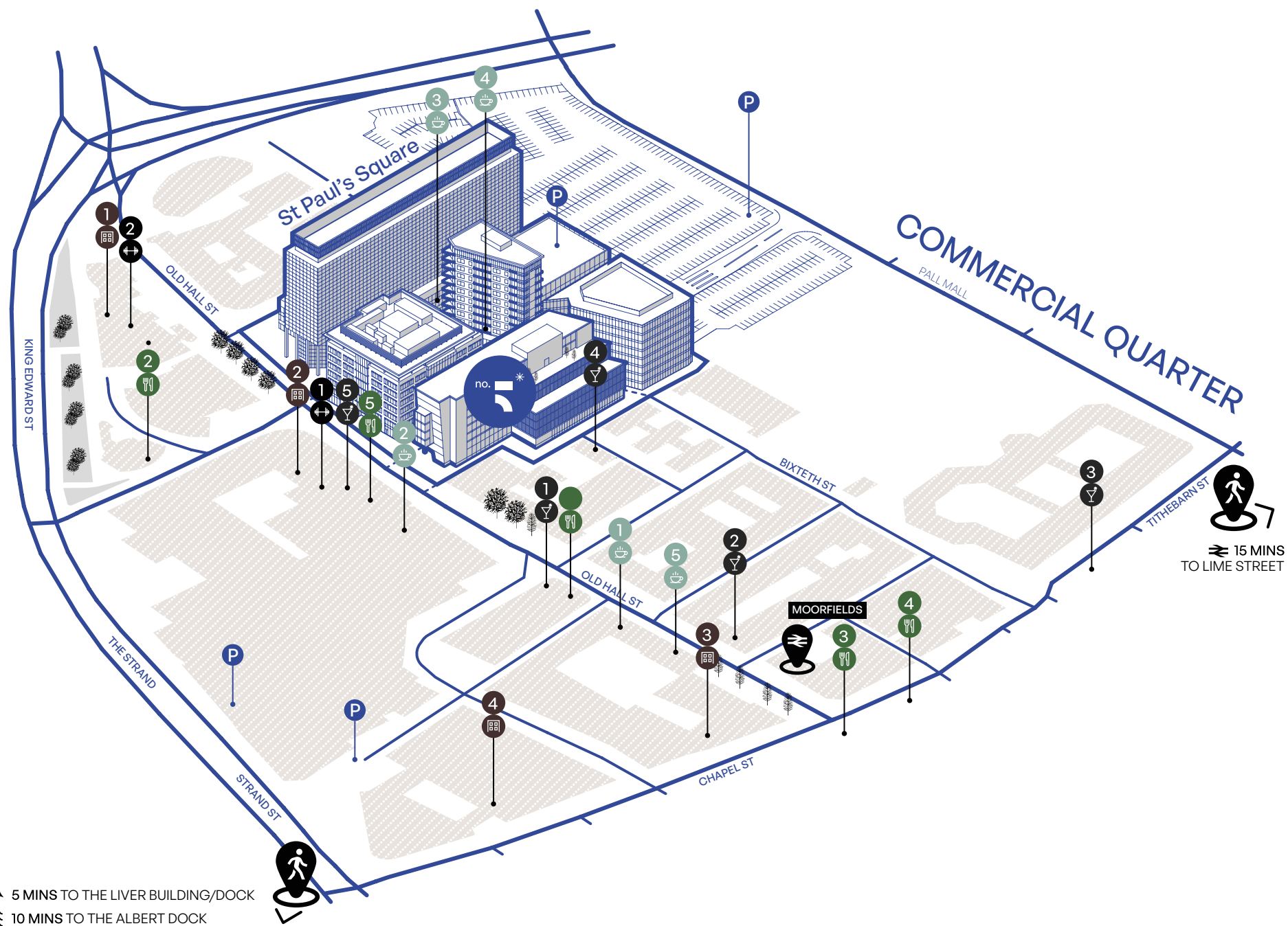




Bike repair & washing facility



Parking ratio 1:1000 sq ft

WELCOME TO THE QUARTER



 5 MINS TO THE LIVER BUILDING/DOCK
 10 MINS TO THE ALBERT DOCK



Restaurant

- 01 Trattoria
- 02 Panoramic 34
- 03 El Gato Negro
- 04 Fazenda
- 05 Gino D'Acampo



Bar

- 01 City Wine Bar
- 02 Puffin Rooms
- 03 The Railway
- 04 Cross Quays
- 05 360 Sky Bar



Cafe

- 01 Mangetout
- 02 Relish
- 03 Bold St Coffee
- 04 Bean Coffee St
- 05 Fit Food Shack



Gym

- 01 Trib3
- 02 Ark Health Club



Hotel

- 01 Radisson Blu
- 02 Inside by Melia
- 03 Indigo
- 04 Mercure

ST. PAUL'S EVENTS

*
St. Paul's celebrated the summer with a series of outdoor activities to enjoyed over the last few weeks.

They featured Liverpool's Wellness Festival, promoting all things wellness, including physical, mental, emotional, and spiritual health.

We also teamed up with the likes of Bean, Bold Street Coffee and Nord to give those signed up to the St Paul's Summer Series Membership access to exclusive discounts and offers this summer.



no.  St Paul's

SEE YOU THERE



MARK WORTHINGTON

07713 884 784

mark@worthingtonowen.com

ANDREW OWEN

07798 576 789

andrew@worthingtonowen.com

Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. September 2024.

