



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.





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.

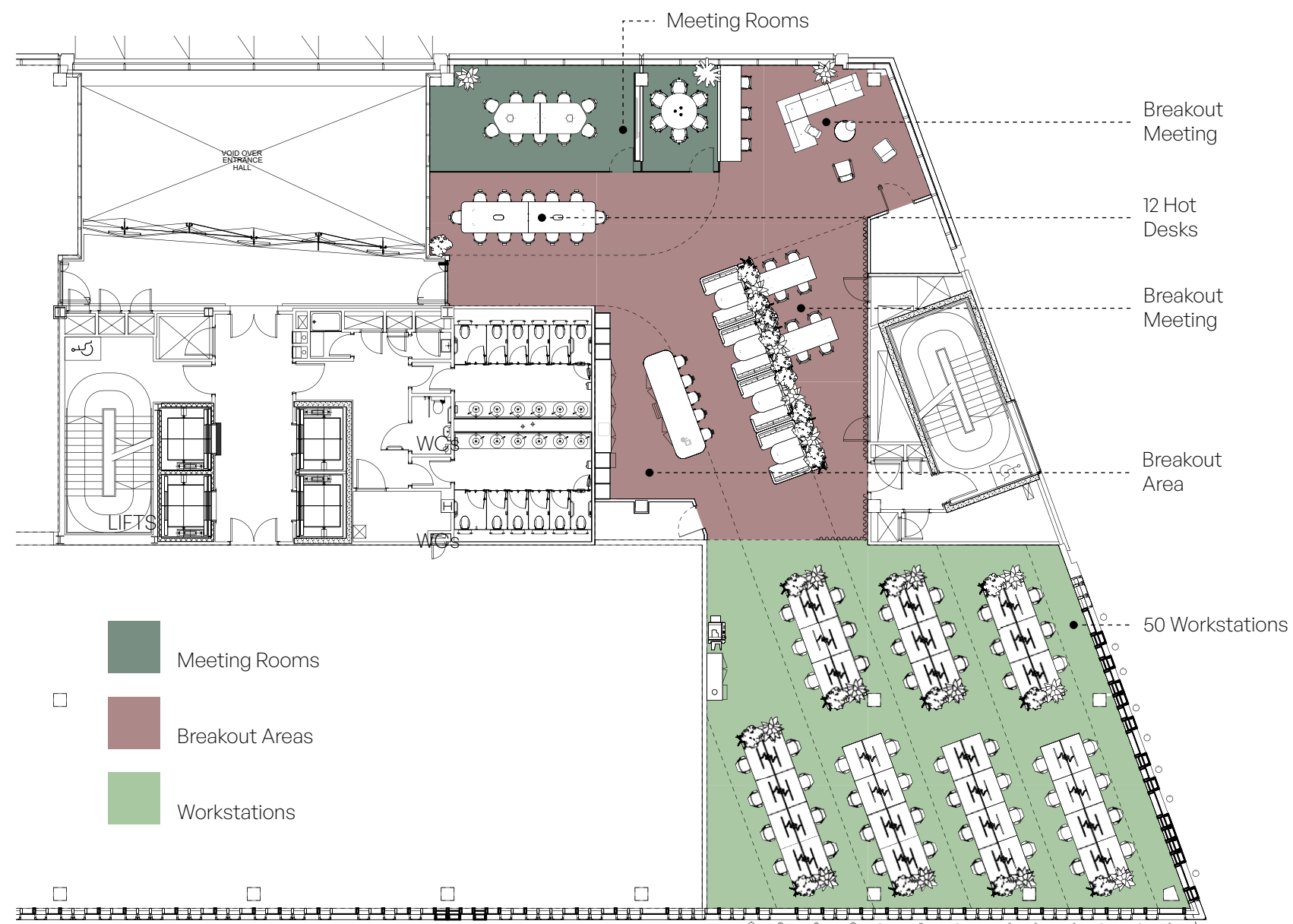




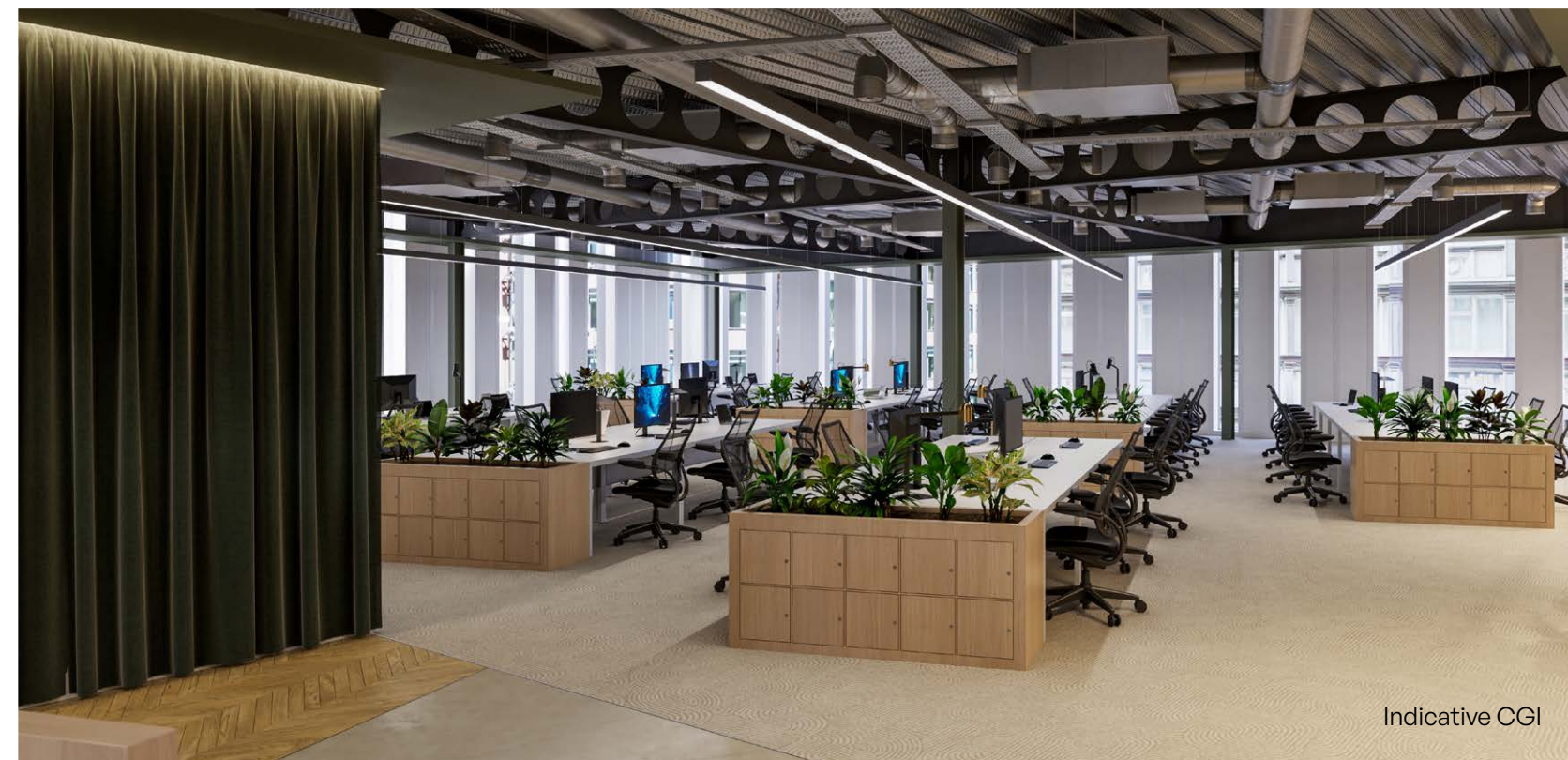
# POTENTIAL 1ST FLOOR PLAN

5,246 SQ FT

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







Indicative CGI

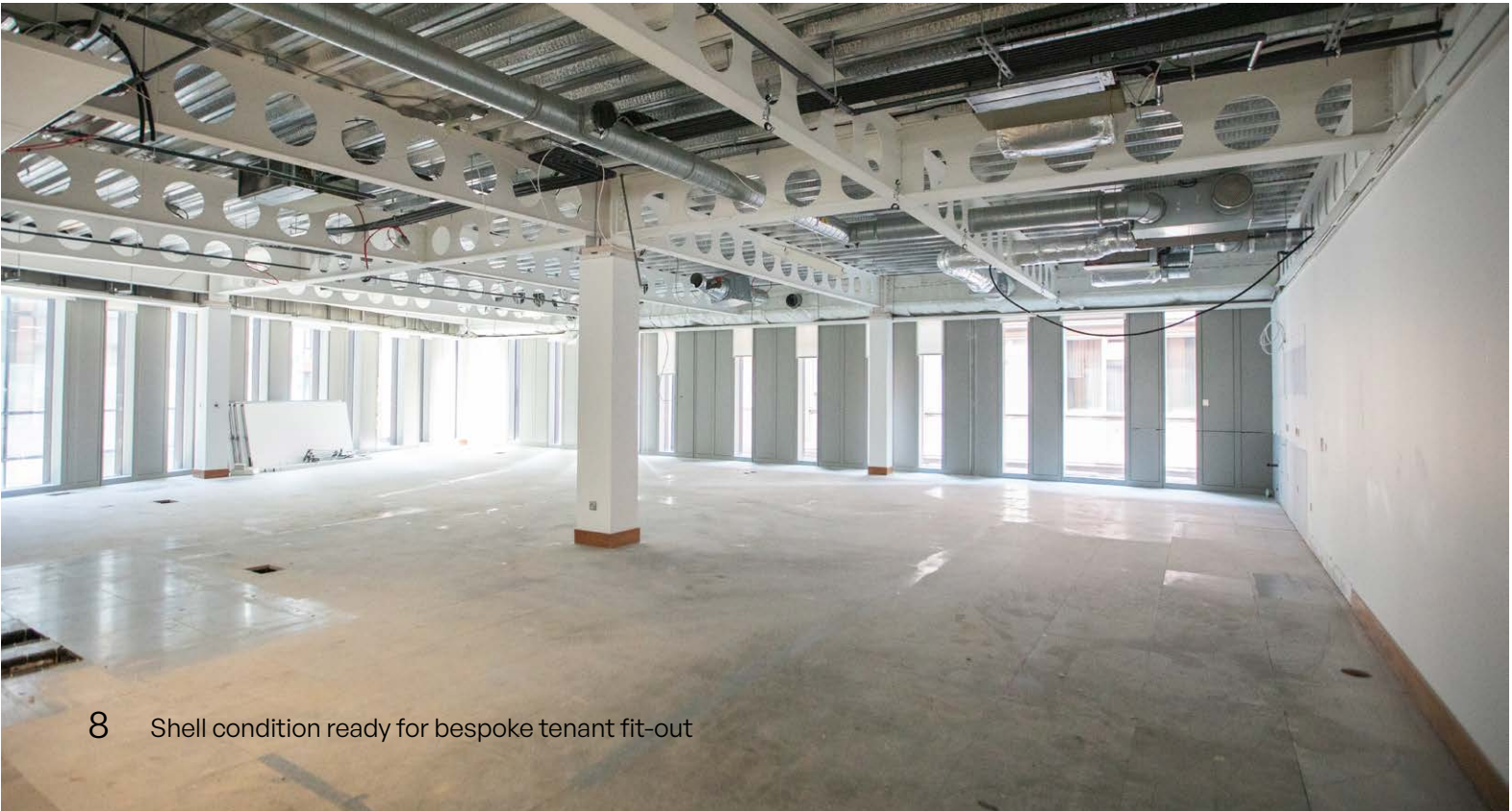


Indicative CGI

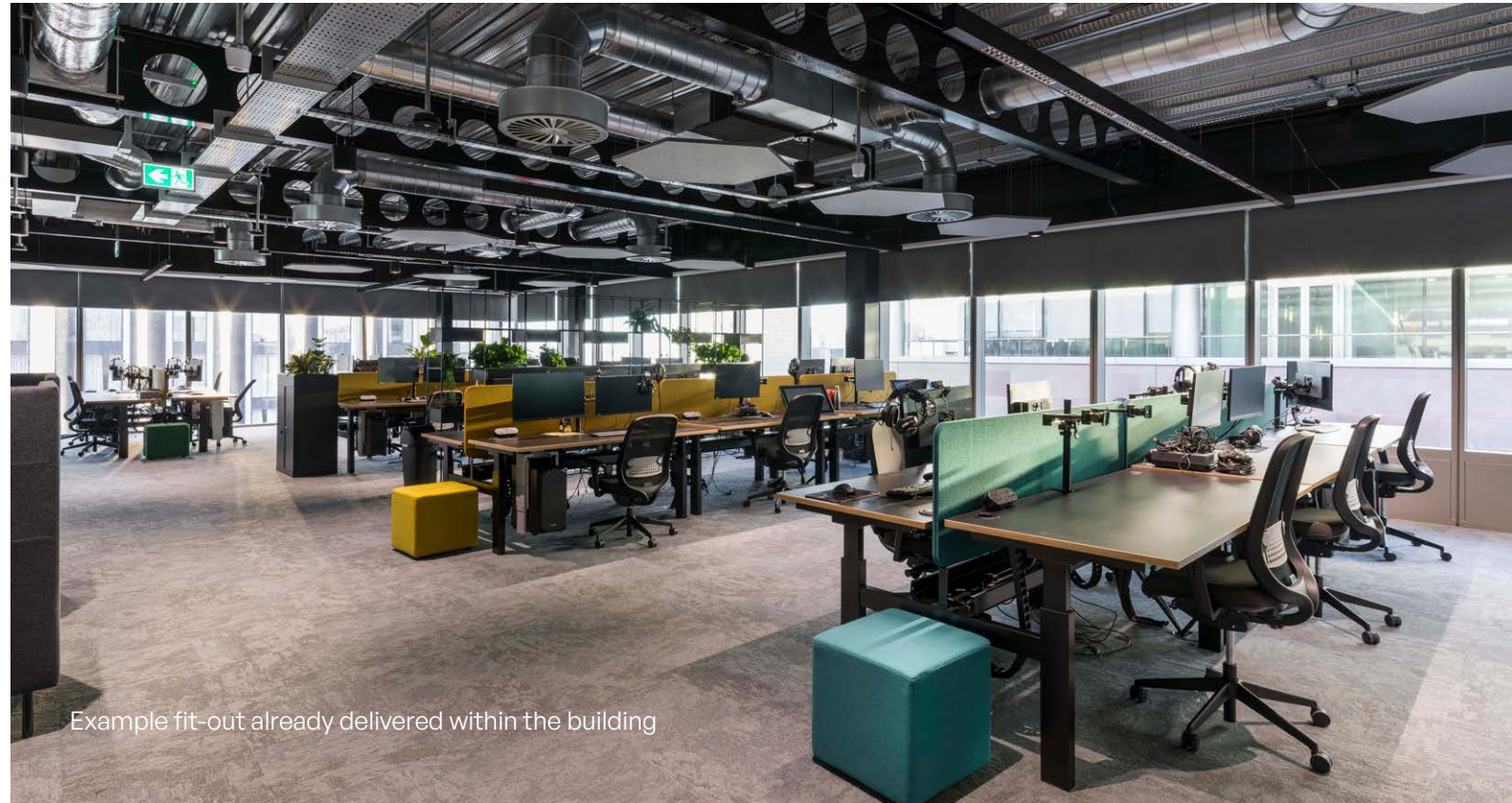




View of St Paul's Square from 1st Floor



8 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 serverly 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.



New wellbeing  
photo to be provided





## 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

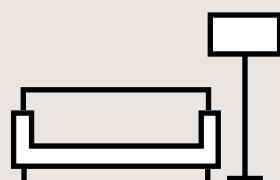
Reduce embodied carbon significantly through combined Cat A and Cat B fit-out. Benefit on the building's strong sustainability credentials

## CULTURAL FIT

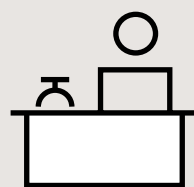
Produce the highest quality bespoke fit-out reflective of your brand and culture



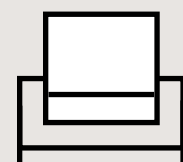
# SPECIFICATION



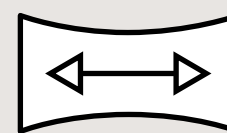
Reception  
lounge



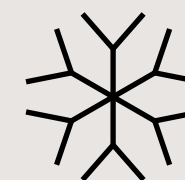
Concierge  
team



Breakout/  
working area



Panoramic  
views



New air  
conditioning



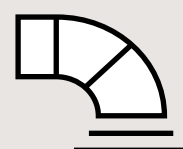
Refurbished  
WCs



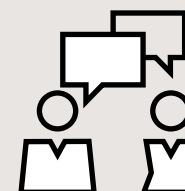
WiFi  
enabled



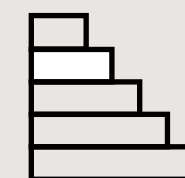
Terrace  
with heaters



Exposed  
services



Meeting  
booths



EPC  
rating B



100%  
electric



150 Boreholes  
to assist with  
heating / cooling



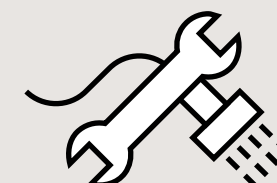
Male & female  
changing facilities



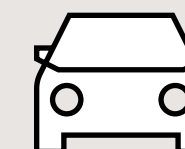
Secure cycle  
storage



Drying  
lockers



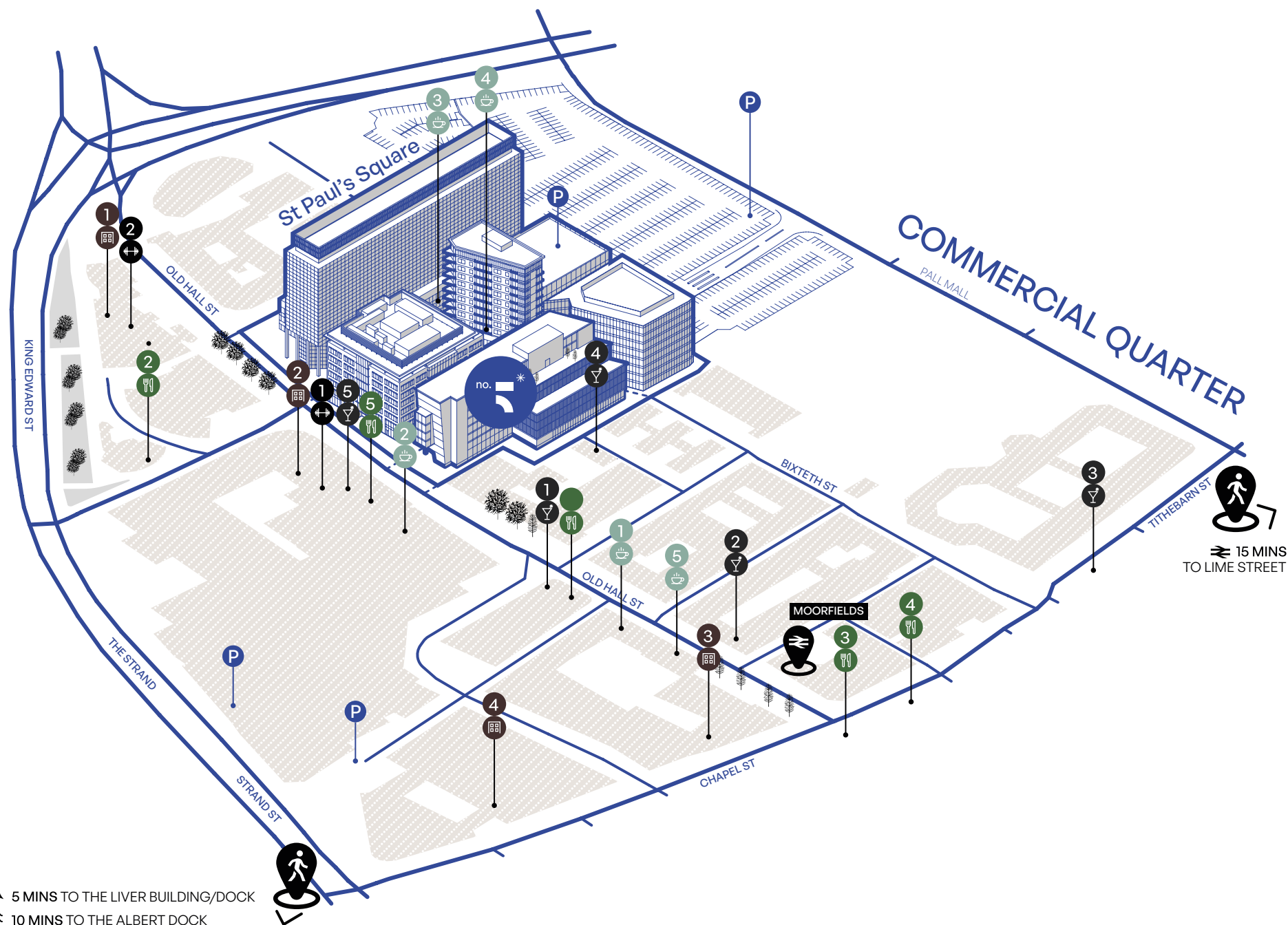
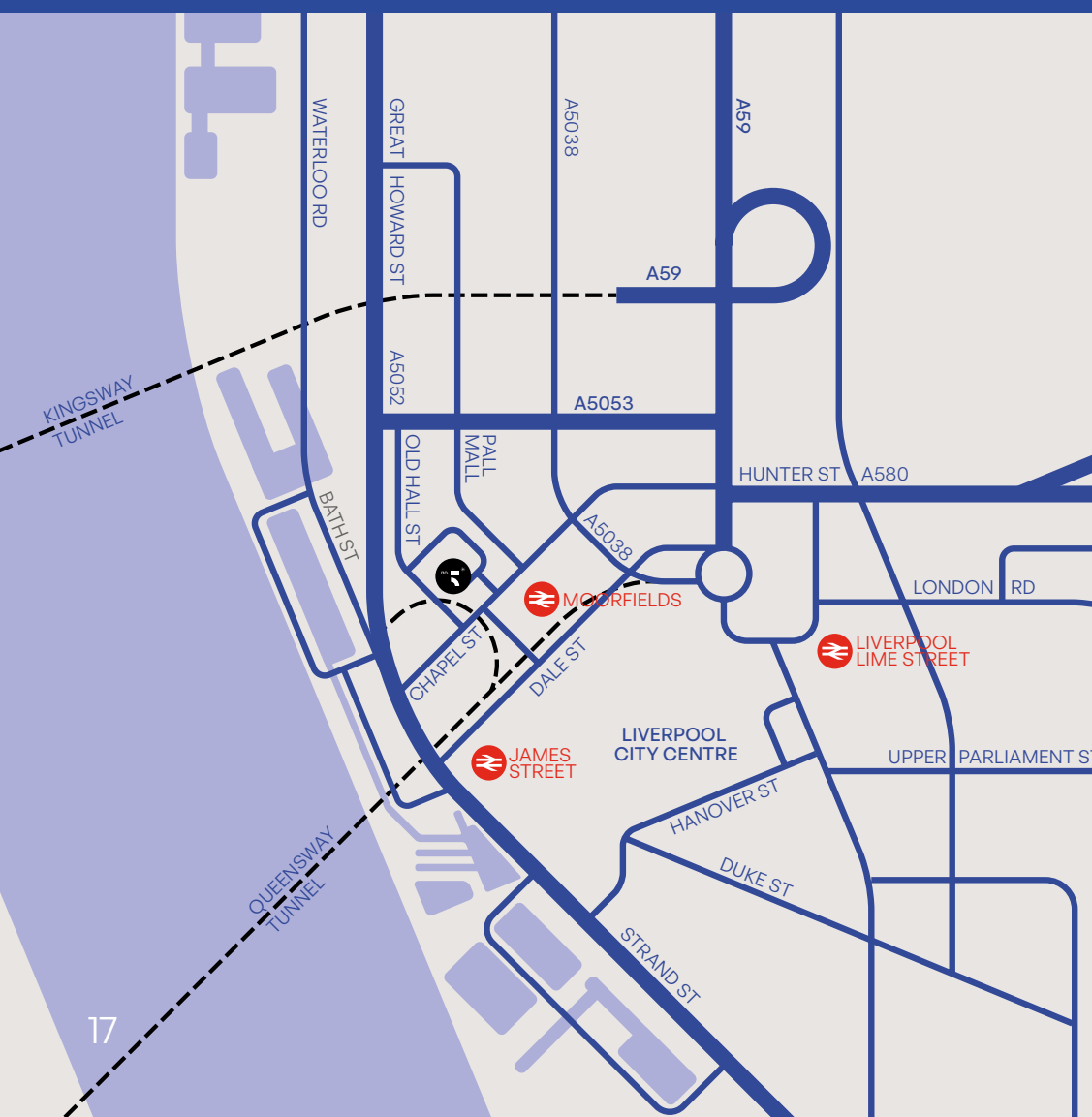
Bike repair &  
washing facility



Parking ratio  
1:1000 sq ft



# WELCOME TO THE QUARTER



## 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.





SEE YOU THERE



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