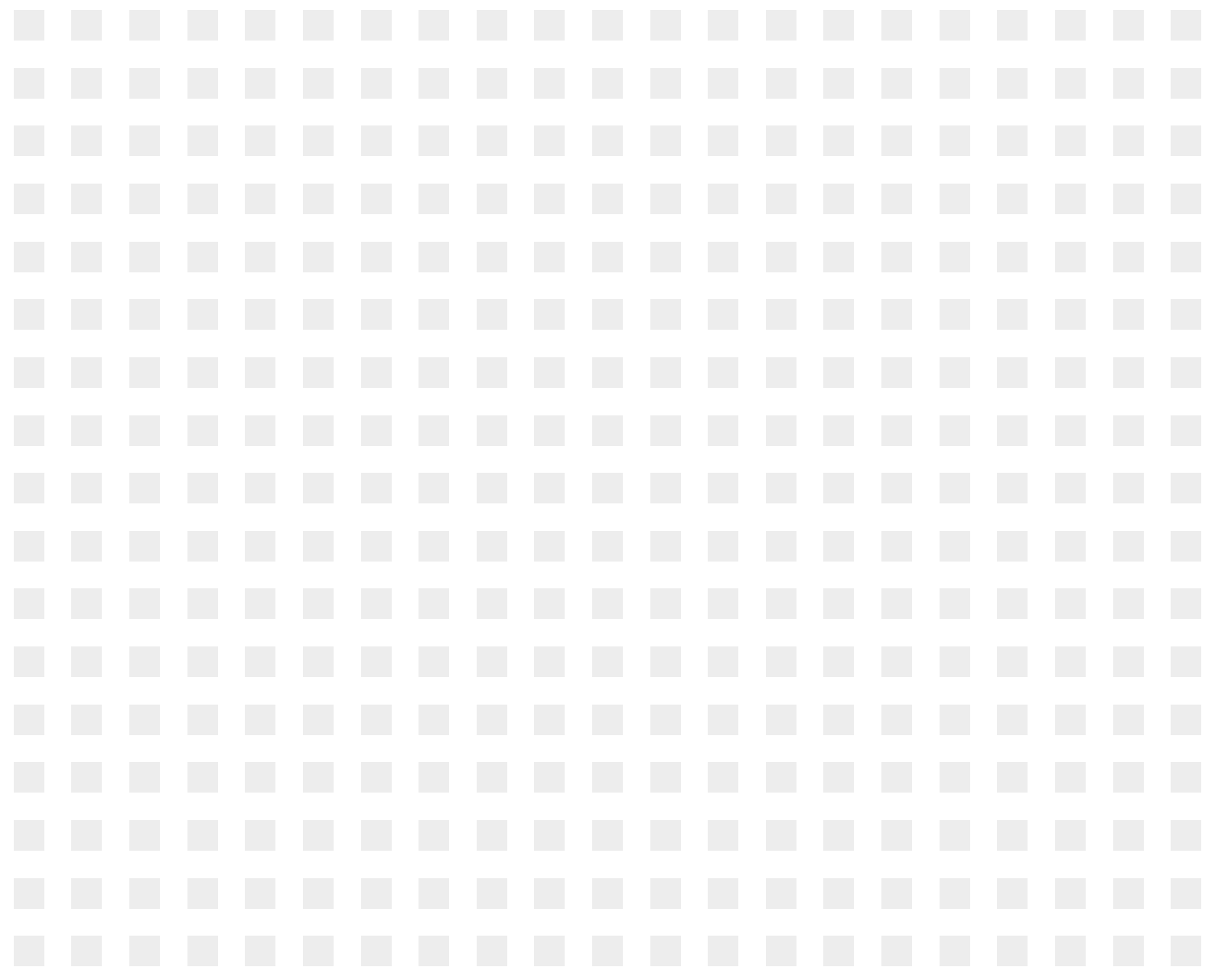


# TWENTY

CHAPEL STREET • LIVERPOOL

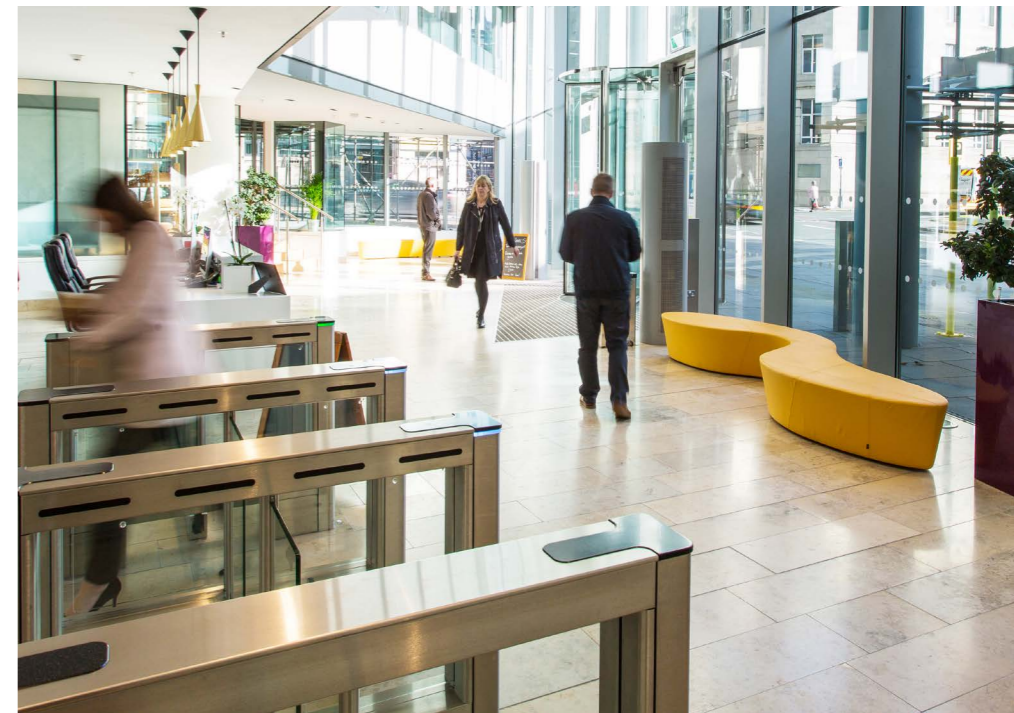


# THE STAND OUT BUILDING IN LIVERPOOL



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The Grade A office building comprising of 155,000 sq ft with an established occupier mix including Ernst & Young, Orega, Police Mutual, Mason Owen, Barclays and Liverpool Football Club. The contemporary design and large areas of uninterrupted glazing offer stunning views of the River Mersey and Liverpool's distinctive skyline.



# OUR VISION

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The comprehensively redesigned reception featuring a brand new café facility, provides a breakout area for tenants to meet informally during a busy day. We believe this modern co-working space matches the needs of our tenants in an ever-changing environment.



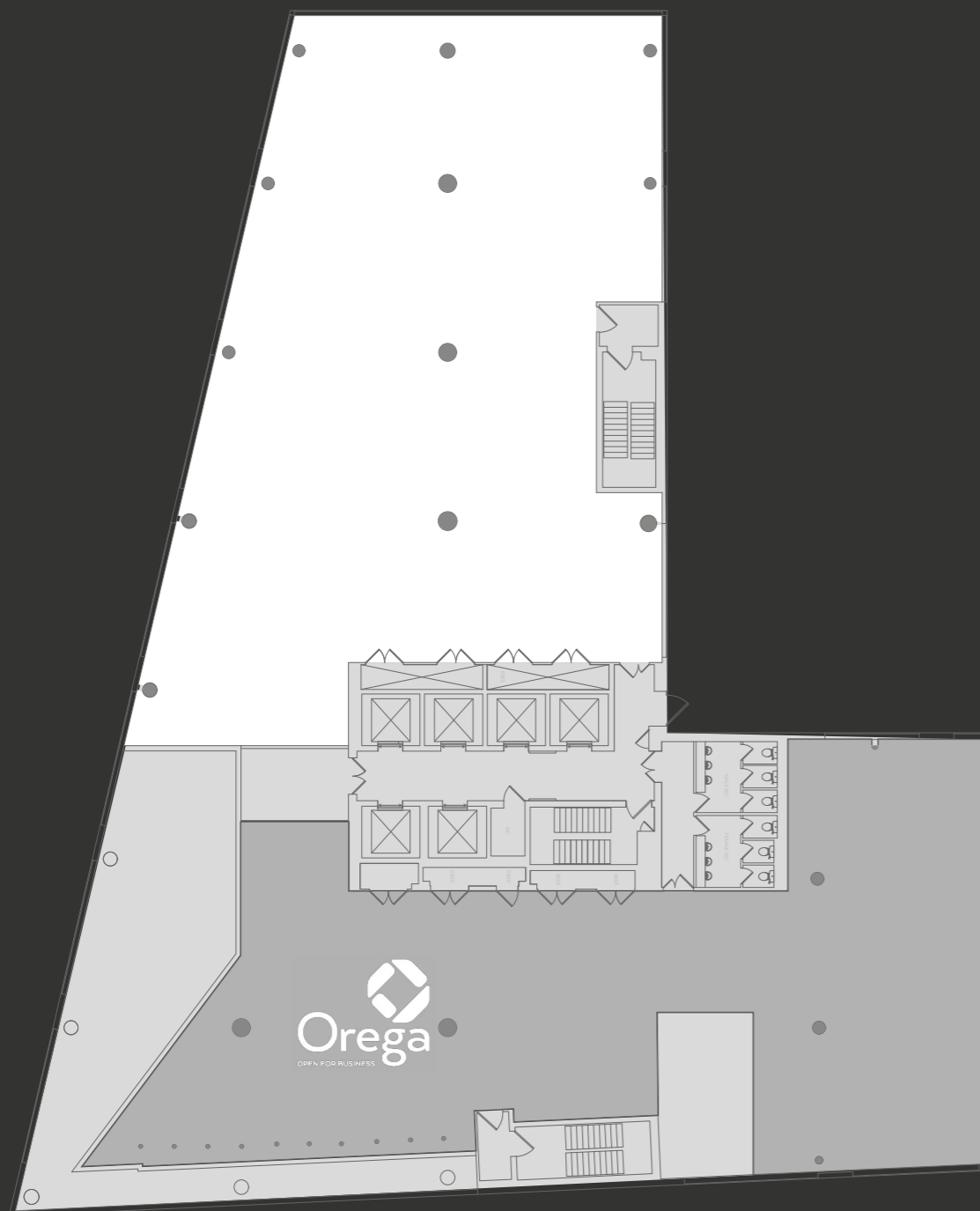
# YOUR SPACE

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With an EPC rating D, Twenty Chapel Street provides Grade A office space with spectacular views of The River Mersey. The large floor plates offer a flexible and efficient working environment and recent refurbishment to the common areas has further increased the quality offering.

Twenty Chapel Street is an M247 UK enabled building providing super high-speed broadband services. Our delivery of high-speed, always-on, uncontested connectivity (10Mbps - 2Gbps) allows tenants to scale their internet and phone requirements according to their specific needs.

# FLOOR PLATES



**PART FIRST FLOOR**  
6,158 SQ FT

Floor	Tenant / Availability	sq ft	sq m
Fifteenth	<b>TO LET</b>	<b>6,342</b>	<b>589.2</b>
Fourteenth	RSM		
Thirteenth	The Lead Agency		
Twelfth	CEL Solicitors		
Eleventh	Barclays (Wealth & Corporate)		
Tenth	Liverpool Football Club		
Ninth	Liverpool Football Club		
Eighth	Liverpool Football Club		
Seventh (part)	Mason Owen Financial Services		
Seventh (part)	Mason Owen Property		
Sixth (part)	CEL Solicitors		
Sixth (part)	BCD Travel		
Fifth	Police Mutual		
Fourth	Park Group		
Third	Park Group		
Second	Orega Business Centre		
First (part)	Orega Business Centre Reception		
<b>First (part)</b>	<b>TO LET</b>	<b>6,158</b>	<b>572.1</b>
Ground (part) Retail	Nisbets		
Ground (part) Retail	Bean Coffee		

# IN GOOD COMPANY



## LOCAL STATS



250,000

6 universities,  
58,000 students with  
30,000 graduates each year

250,000 students in a 30 mile  
radius creates an attractive  
pool of future talent

6 MILLION

6 million workforce within  
one hours drive



80+ high profile businesses  
have a customer services  
centre in Liverpool



15,500

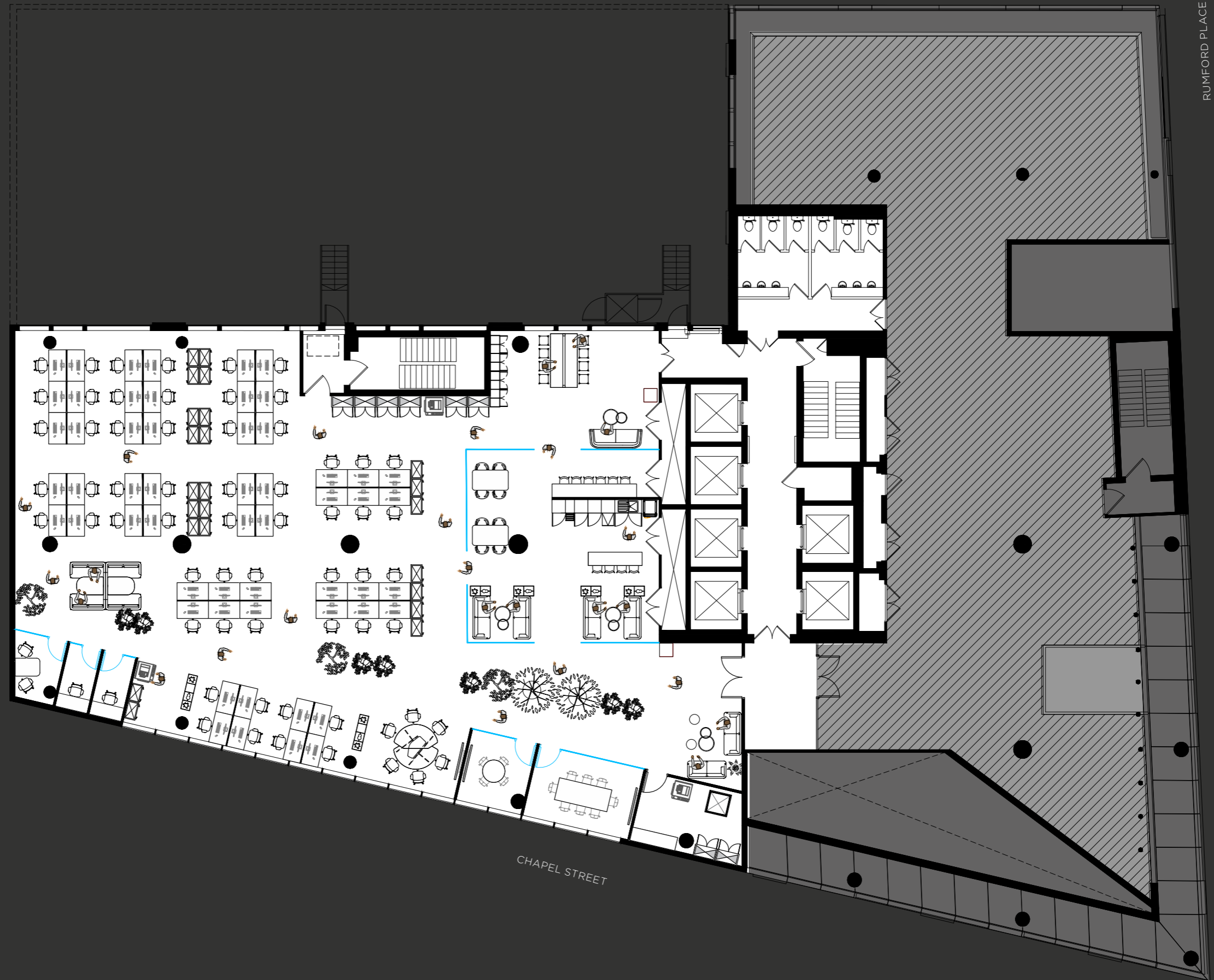
Wages in Liverpool are  
10% lower than the national  
average

15,500 people employed  
in leading back office and  
service centres

## SPACE PLAN

PART 1ST FLOOR | 6,158 SQ FT

- 56 work stations
- Tea room & cafeteria
- 3 x print areas
- 1 x 4 person meeting room
- 1 x 8 person meeting room



- 4 pipe fan coiled air conditioning system
- Perforated steel suspended ceiling with LG7 lighting
- Steel encapsulated raised floors

- Super fast broadband (IGB of connectivity available)
- Stunning river views

- 6 x 12 person high speed passenger lifts
- Remodelled double height reception with new integrated coffee facility
- Basement car parking

- Shower and changing facilities
- EPC rating D



# A SHORT WALK

Liverpool has a wide range of amenities and leisure facilities a short walk from Twenty Chapel Street. The nearest car park, Rumford Street, is just across the road and the impressive array of shops, bars and restaurants cater for all occasions as the lively business district continues to grow.





### TRAVEL

- 1. Liverpool Pier Head Ferry Terminal
- 2. Cruise Liner Terminal
- 3. James Street Rail Station
- 4. Moorfields Rail Station



### HOTELS

- 5. Mercure Hotel
- 6. Crowne Plaza Hotel
- 7. Malmaison Hotel
- 8. Travelodge
- 9. Radisson Blu Hotel



### RESTAURANTS

- 10. Restaurant Bar & Grill
- 11. Fazenda Rodizio Grill
- 12. Gino D'Acampo
- 13. San Carlo
- 14. Marco Pierre White



### BARS & CAFÉS

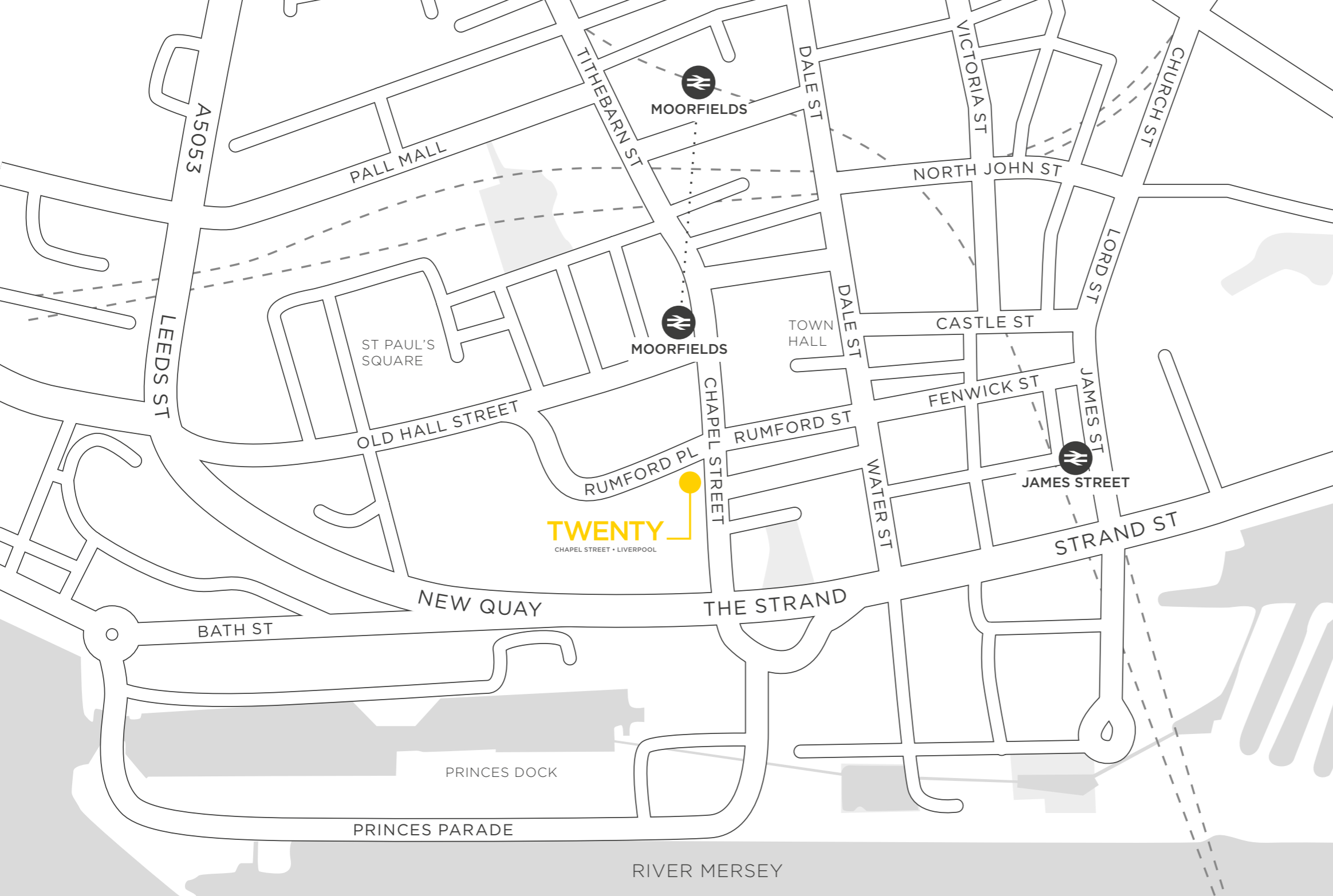
- 15. Costa
- 16. Starbucks
- 17. Pret A Manger
- 18. Philpotts
- 19. El Gato Negro



### LEISURE

- 20. Museum of Liverpool
- 21. Debenhams
- 22. JD Gym

# TIMES TRAVEL



SAT NAV: L3 9AG

Chapel Street is an arterial route from The Strand and Pier Head through the Commercial District. It provides direct access to both Queensway and Kingsway Mersey Tunnels and Liverpool Lime Street mainline station.

Motorway	Drive Time
M53 J1	14 mins
M62 J4	21 mins
M57 J1	24 mins
M58 J1	27 mins
M6 J21A	35 mins

Road	Drive Time
Chester	40 mins
Southport	43 mins
Manchester	1 hr 1 min
Leeds	1 hr 32 mins
London	4 hrs 14 mins

Station	Travel Time
Manchester	35 mins
Chester	45 mins
Southport	45 mins
Leeds	1 hr 45 mins
London Euston	2 hrs

**WWW.TWENTYCHAPELSTREET.CO.UK**

**FURTHER INFORMATION**

For further information or to arrange a viewing please contact the sole leasing agents



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