



LIVERPOOL
ONE

Russell Building

8 School Lane, Liverpool L13BT

HIGH SPECIFICATION OFFICES TO LET
AT THE HEART OF LIVERPOOL ONE



Ready for occupation

Russell Building occupies a prominent location at the corner of Keys Court – Liverpool ONE's stylish retail fashion arcade – and School Lane. Just a couple of minute's easy walk from the Town Hall and QEII Law Courts this is a location that not only makes business sense but also offers unparalleled retail and leisure amenities right on its doorstep.

Loft-style open-plan offices have been carefully conceived and refurbished to meet the needs of discerning occupiers. Floors 2 to 6 each offer open-plan accommodation of approximately 3,200 sqft with flexibility for bespoke space planning. A specialist (windowless) suite of approx 1,300 sqft on the first floor would suit medical/healthpractice use. The whole building extending to some 17,424 sqft is available for single occupancy. Two lifts rising from the self-contained entrance hall serve all floors.

SPECIFICATION

100MM RASIED FLOORS

LG7 LIGHTING

NEW WCs

DISABLED WCs

8-PERSON PASSENGER LIFT

**RECEPTION AREA WITH
LIMESTONE FLOORING**

**CCTV TO COMMON PARTS CONNECTED
TO CENTRAL MANAGEMENT SYSTEM**



Practical & flexible

FLOOR	SQFT	SQM
FIRST	1,383	128.5
SECOND	3,202	297.5
THIRD	3,239	301.0
FOURTH	3,244	301.4
FIFTH	3,248	301.75
SIXTH	3,108	288.74

ACCOMMODATION

Net Internal areas are measured in accordance with RICS Codes of Practice.

TERMS

Interested parties are invited to discuss terms with the joint agents.

CAR PARKING

Concessionary parking fees at the Gradwell Street Q Park are available to tenants.

RATES

Interested parties should make their own enquiries about rateable values through the local rating authority, Liverpool City Council on 0151 233 3068.

SERVICE CHARGE

A service charge will be levied to cover the costs of maintenance of the common areas.



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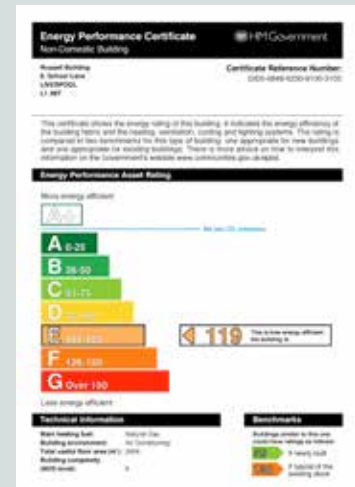
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