



5 ST PAUL'S 



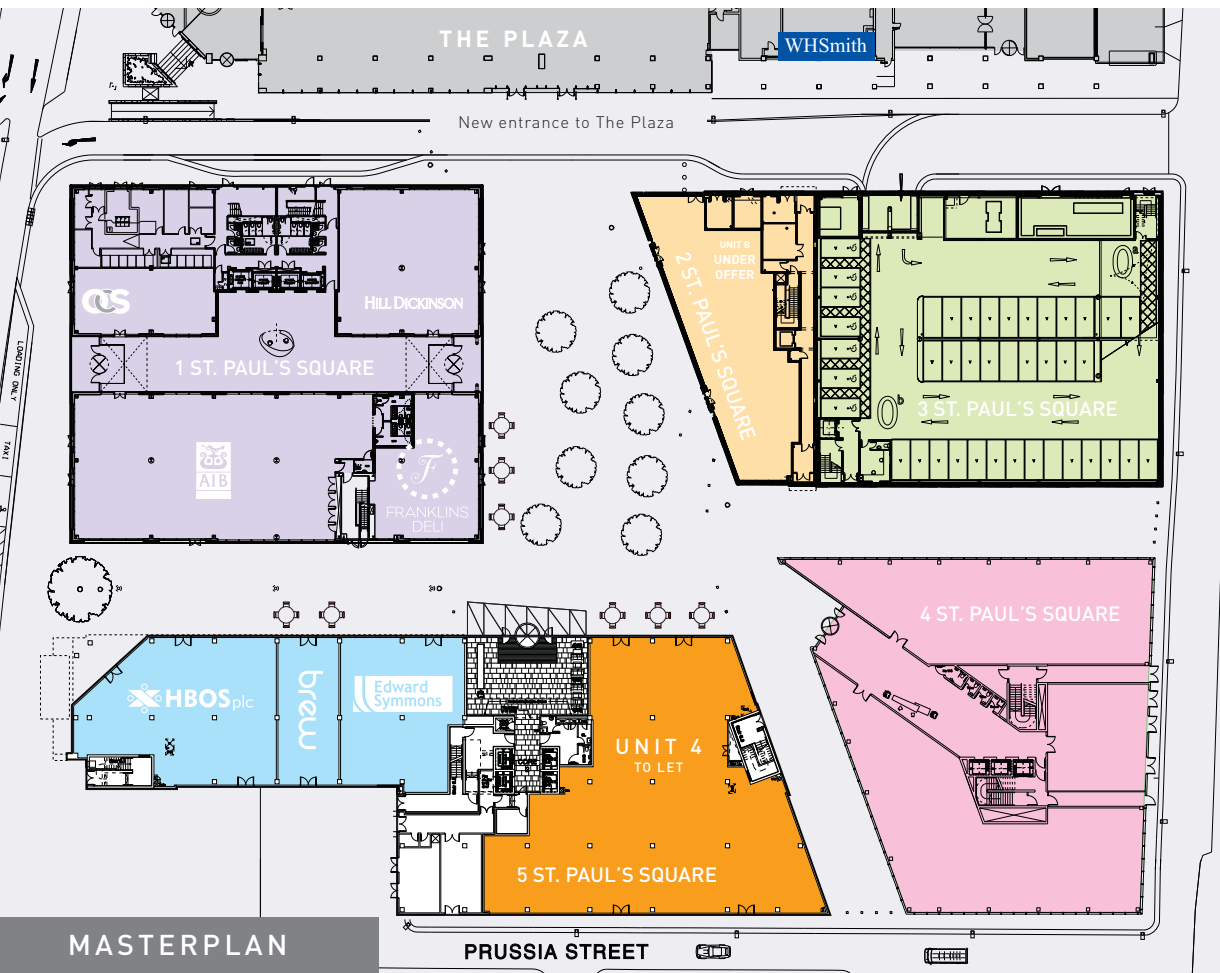
THE HEART OF LIVERPOOL'S COMMERCIAL QUARTER

8,740 SQ FT
OF EXCITING RETAIL
AND LEISURE SPACE
IS NOW AVAILABLE

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DINE.CHAT.FIVE.



STANDARD LIFE INVESTMENTS



MASTERPLAN

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Taking advantage of St Paul's growing status, Adam Franklin, managing director of Franklins Hospitality, has opened Franklins Deli, in St Paul's Square. The 2,000 sq ft store employs 12 full-time and five part-time staff.

“A lot of people have relocated from the traditional office core and with the lack of infrastructure to service these workers, we saw St Paul's Square as a great opportunity and have been very pleased with trading since opening.”

With the success Franklins has enjoyed, St Paul's Sq is the catalyst for further expansion to sites across the country.

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St Paul's Square is situated at the heart of Liverpool's financial district and is the gateway to Liverpool's new Central Business District which will ultimately comprise 1.5 million sq ft of mixed use space.

THE SQUARE CURRENTLY COMPRISES THE FOLLOWING:

- 133,000 sq ft grade A office building, occupiers include HBOS, DWF LLP, Edward Symmons and tea operator Brew
- 131,000 sq ft office building let to Hill Dickinson, Allied Irish Bank, OCS and Franklin's Deli.
- 11 storey residential block with retail/leisure on ground
- 400 space multi storey car park
- 109,000 sq ft office building is currently being constructed
- Bruntwood's 350,000 sq ft Plaza office building is located at the northern side of the square, occupiers include Royal Sun Alliance, Maersk and WH Smith. Nearby occupiers include the Liverpool Daily Post and Echo, UK Passport Agency and Unisys.



HILL DICKINSON





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DESCRIPTION AND FLOOR AREA

The unit faces directly onto the Square and comprises of approximately 8,740 sq ft gross internal area. It will be possible to subdivide the unit depending on operators' requirements. The unit will benefit from an outside seating area.

LEASE

Unit 4 is available by way of a new FRI lease, subject to 5 yearly upward only rent reviews, for a term of years to be agreed.

RENTAL

Upon application

LEGAL COSTS

Each party to be responsible for their own legal costs.

www.5stpauls.co.uk

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