

Flexible Workspace in Liverpool

More than just an office space



EXCHANGE STATION LIVERPOOL

Contemporary Workspace

exchange-station.co.uk

Set in the heart of Liverpool's vibrant commercial district, Exchange Station is an exciting 193,000 sq ft office destination and one of the most prestigious business addresses in the city.

Accommodation at Exchange Station has been comprehensively refurbished, making it one of the most sustainable office buildings within the Merseyside region.

Office and retail space at Exchange Station can be tailored to suit most business requirements and can accommodate business growth.

Exchange Station, Tithebarn St, Liverpool, L2 2QP



LIVERPOOL ONE 1

IN THE HEART OF LIVERPOOL

Bustling Location

Exchange Station is situated in the heart of Liverpool's commercial district, directly opposite Moorfields Train Station and set within the bustling city centre. The building offers a range of local restaurants, traditional pubs, cafes and bars.

Within a 10 minute walk, you can discover a haven of eateries to make a foodies dream come true, from Leaf, known for its loose-leaf tea and delicious breakfasts, to hidden gems like Fodder, in the Baltic triangle, where you can try a bowl of hearty scouse!

Or just sit back and enjoy a cocktail or real ale, in one of Liverpool's many local gastro pubs.

Perfectly located, our building is also only a few minutes walk from Liverpool One, a great shopping experience with over 170 stores, bars and restaurants.

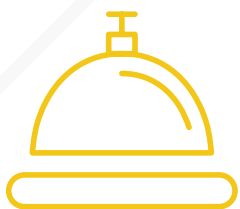
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EXCHANGE STATION LIVERPOOL

Great Services

Whether it's just a drink or a healthy lunch, the café's friendly staff serve nutritious food, artisan coffee and smoothies throughout the day.



**Concierge
Service**



**WiredScore
Gold**



Cafe



**Secure Car
Parking**



Cycle Racks



**Dry Cleaning
Collections**



EXCHANGE STATION LIVERPOOL

Sustainability

Telling the carbon story of refurbishment.



Green Power

CEG have moved to a green energy supply to ensure we are minimising our carbon footprint and encouraging the renewable sector.



Waste Management

Waste management is an important aspect of our sustainability strategy. We are aiming to hit our target of 100% of our waste is diverted from landfill, and recycle as much of our waste as possible. 67% fully recyclable achieved at present.



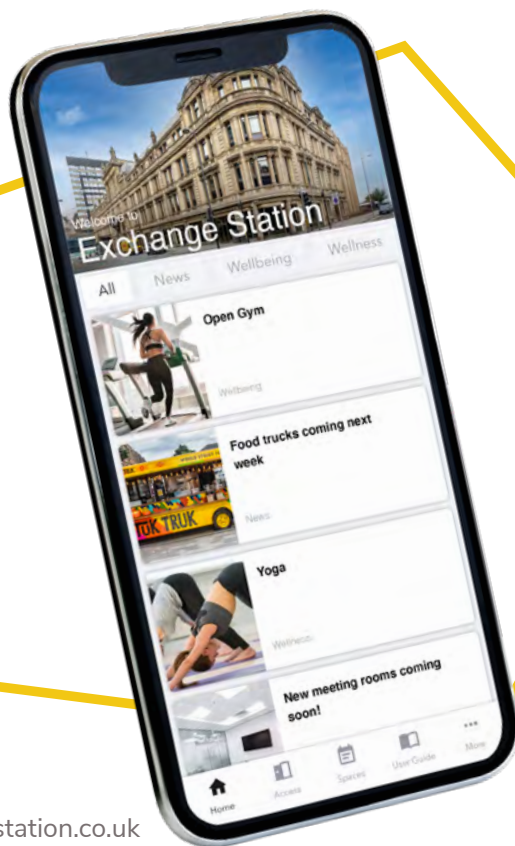
Green Travel

Reducing our tenants' daily travel footprint is an important part of our refurbishment strategy. Each cycle rack and shower facility has the ability to reduce hundreds of car miles per year.

INSPIRATIONAL ENVIRONMENT

Dynamic Community

With plenty of space for eating, drinking and meeting, it's perfect for one-to-ones, informal team catch-ups and get-togethers. There's also WiFi throughout so you can drop in, plug in and get to work whenever you like.



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Life

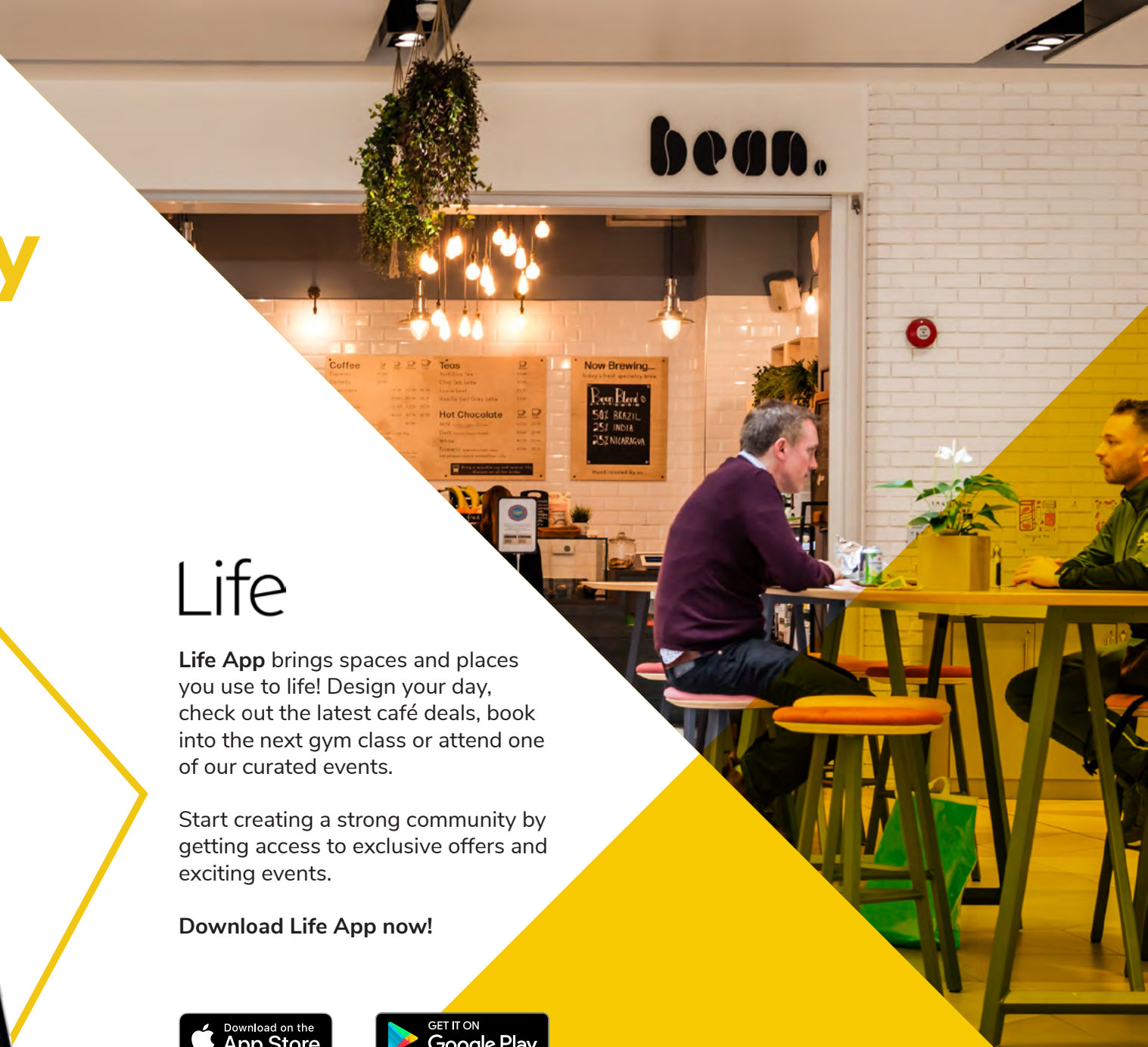
Life App brings spaces and places you use to life! Design your day, check out the latest café deals, book into the next gym class or attend one of our curated events.

Start creating a strong community by getting access to exclusive offers and exciting events.

Download Life App now!



Exchange Station, Tithebarn St, Liverpool, L2 2QP



OUTSTANDING LOCATION

How we connect you

Whether you are in Liverpool or further afield there are plenty of ways to get here.

Travel Times (Minutes)



Nearest Bus Stop

1

-

-

Brunswick Train Station

42

13

8

Lime Street Train Station

42

13

8

Albert Dock

17

6

6

Liverpool City Centre

14

5

8

John Lennon Airport

-

-

25



1. EXCHANGE STATION
 2. Moorfields Station
 3. James Street Station
 4. Crowne Plaza
 5. Indigo Hotel (Chapel Street)
 6. Travel Lodge

7. Malmaison
 8. Hilton
 9. Double Tree Hotel
 10. Costa Coffee
 11. Hemmingways Coffe
 12. Starbucks

13. Philpotts
 14. Sainsbury's Local
 15. Tesco Metro
 16. Bean Coffee
 17. Atlantic Tower Hotel
 18. Liverpool Town Hall

19. Liverpool Echo Arena
 20. Liverpool One
 21. The Met Quarter
 22. Albert Dock Complex
 23. Pier Head
 24. Royal Liver Building



Flexible Workspace

At Exchange it's all about flexibility and shaping your space to suit your business. Suites are available from 59 sq m (800 sq ft) with floor plates up to 4,273 sq m (46,000 sq ft).

We offer three fantastic services with an extensive range of interior design and furniture options to suit your needs – Let Ready Go, Custom and Complete.

Let Ready Go

Office space Ready to Go. Whether you're relocating or expanding into a new city and need touchdown space. Or you need short-term flexible space to supplement your core office. Whatever your business needs, we make sure you're good to go.

- Lease from 4 to 50 desks
- Fully-furnished
- Flexible lease lengths
- No dilapidations
- Immediate occupation.

let ready

Custom

Bespoke fit-out managed and delivered. Office design is an important part of every business's DNA. We will help you design the space to reflect you and your staff. With 30+ years experience and in-depth knowledge our buildings, we are the perfect partner to deliver your new office space.

- Tested contractors and suppliers managed by us
- Our buying power helps get you the best price
- No capital outlay. Spread cost across tenancy
- Fixed cost. No hidden fees
- Delivered on time

Complete

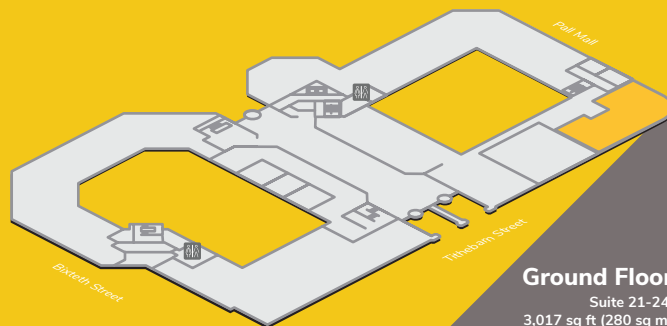
Aspirational office space. Everything covered. Bringing all your rent and service costs into one easy-to-manage plan. Our super-inclusive package that not only includes all your usual outgoings, it also includes the management of your workspace by our team, leaving you to focus solely on your business.

- Save time. Greater budget control
- Lower internal staff costs
- On site team to solve issues
- Health & safety, fire strategy & training
- Maintenance & statutory checks

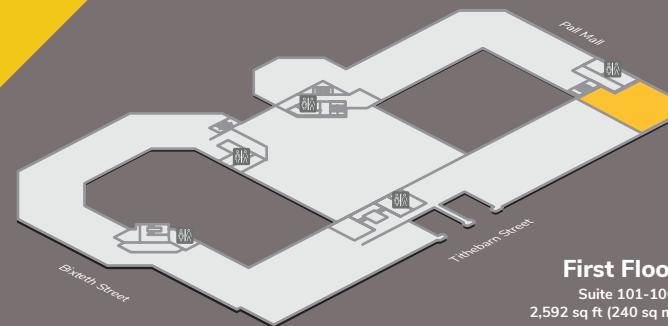
Find out more about Let Ready visit: www.letready.co.uk



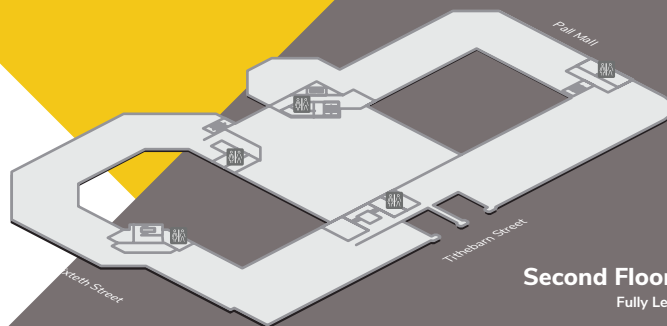




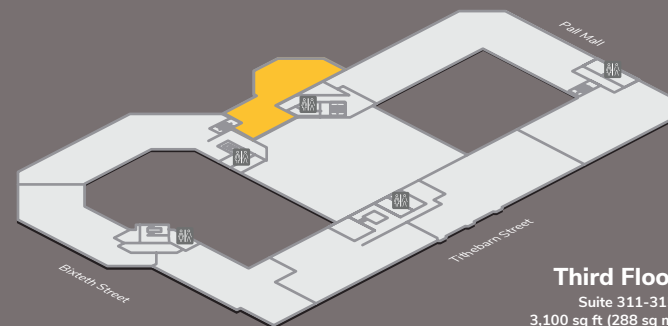
Ground Floor
Suite 21-24:
3,017 sq ft (280 sq m)



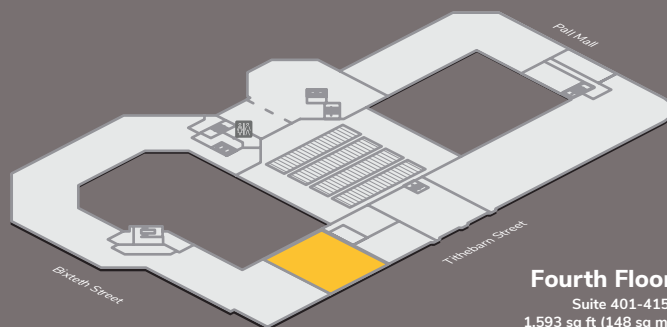
First Floor
Suite 101-106:
2,592 sq ft (240 sq m)



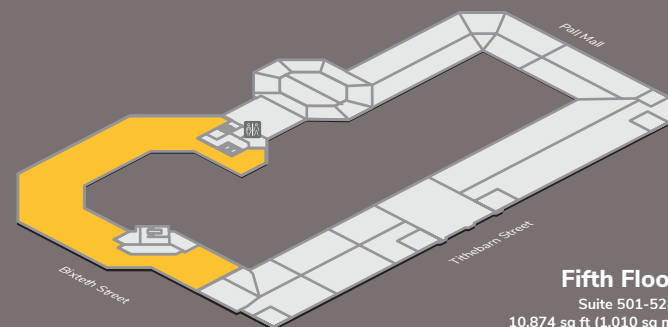
Second Floor
Fully Let



Third Floor
Suite 311-315:
3,100 sq ft (288 sq m)



Fourth Floor
Suite 401-415:
1,593 sq ft (148 sq m)



Fifth Floor
Suite 501-528:
10,874 sq ft (1,010 sq m)

FLEXIBLE SPACE

Available Workspace

Office suites start at 56 sq m (600 sq ft) but the floorplates are flexible and can be arranged to suit larger requirements of up to 4,273 sq m (46,000 sq ft) on a single floor.

A modern office interior featuring a kitchen area with grey cabinets and a yellow-tiled backsplash. A person is blurred in motion, working at a counter. In the foreground, there is a dark wooden table with a laptop and two black stools. A large yellow triangle is overlaid on the top left, and a large grey triangle is overlaid on the right side, containing text.

SPECIFICATIONS

So much more...

- Impressive reception with full concierge services.
- On-site Coffee Shop.
- Meeting rooms with shared facilities.
- Lounge area.
- Sustainable accommodation with lower running costs.
- Ultrafast Fibre Connectivity.
- Taxi booking service.
- Dry Cleaning Collections.
- 24/7 Access.
- Swipe card access systems to office and car parking.
- 188 secure on-site car parking spaces.

We choose to manage all aspects of our buildings in-house

Unlike others, we have the internal expertise and choose to manage every aspect of each building. In our experience, this simply works better for our customers. By being there, we get to know you and your business, and that allows our team to create a positive experience throughout the whole of your occupancy.



Get in Touch

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