



LIVERPOOL  
**ONE**  
Love the City



## To Let

### Newly Refurbished high quality offices Stanley Buildings, Hanover Street, Liverpool ONE

4,079 to 8,184 sq ft (374.0 to 760.4 sq m)

- Imposing five-storey façade of yellow and red brick
- Suspended ceilings
- 150mm raised floors
- Comfort cooling
- LG7 lighting
- Reception area with limestone flooring

  
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## Description

Stanley Building, is on Hanover Street opposite the new Hanover Street car park and Novotel; part of Liverpool ONE, it's also adjacent to the Ropewalks, famous for its vibrant culture and city centre living.

The building has undergone comprehensive reconstruction, preserving the overall character of the original façade. It provides attractive office accommodation over second and third floors served by an entrance off Hanover Street.

Stanley Building was built in the 1880's. It has an imposing five-storey façade of yellow and red brick panels, with timber windows on sandstone sills. It also incorporates the last of the tall warehouses in this historic area.

## Specification

- Suspended ceilings
- 150mm raised floors
- Two WCs per floor
- Disabled WCs on each floor
- Comfort cooling
- LG7 lighting
- 8 person passenger lift
- 8 person goods lift
- Reception area with limestone flooring
- CCTV to common parts connected to a central 016 management system

## Energy Performance Certificate

An EPC can be made available upon request.

## Accommodation

Floor	Area (sq ft)	Area (sq m)
Second	4,105	381.4
Third	UNDER OFFER	UNDER OFFER
Totals	8,184	760.4

## Liverpool ONE

Liverpool ONE is Europe's largest city centre regeneration project and connects the city's retail offer, business district and UNESCO World Heritage waterfront, providing Liverpool with a city centre for the 21st Century.

Liverpool ONE offers a unique and diverse range of over 20 restaurants, cafés and bars within a moments walk from the offices, all with the rare privilege of being located in the surroundings of a 5 acre park. There is a brand new Hilton and Novotel on site, as well as serviced apartments - all ideally suited for accommodating business contacts, clients and colleagues.

## By Car

How to get to Liverpool ONE by car - From the Wirral, the M62 and M58 motorways, follow the brown tourist signs towards the Albert Dock, until you reach Strand Street. There are 3 Liverpool ONE car parks, open 24/7, all in close walking distance.

## Important notice

**1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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## By Public Transport

Liverpool ONE is easily accessible by bus, train or Mersey Ferry. The nearest bus interchange is Paradise Street, adjacent to Chavasse Park, which services all major bus routes. The nearest train stations are James Street, Moorfields and Liverpool Central, for local and Wirral lines. For mainline services, Lime Street station is within walking distance.

## Service Charge

A copy of the service charge brochure can be made available on request.

## Further Information

For more information about offices at Liverpool ONE, please contact one of our agents:

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