



walkerhouse
EXCHANGE FLAGS LIVERPOOL



OFFICE SPACE TO LET

OVER

SQ FT
200,000

The place to do business

Consisting of two buildings, Horton House and Walker House, Exchange Flags is the focal point of Liverpool's central business district and is widely recognised as Liverpool's most prestigious office address.

Walker House is the final phase of the transformation of Exchange Flags and offers in excess of 200,000 sq ft of high quality refurbished office space combining the elegance of the building with contemporary designed common areas and office space.

The landmark 11 storey building boasts some of the most dramatic views of the City and beyond, taking in Liverpool's Pier Head, The Albert Dock and out towards the Welsh mountains.

Whether your company is large or small, Walker House is the place to do business



The perfect location

Situated in the heart of Liverpool's thriving commercial quarter, Walker House has vast array of amenities and transport links within easy walking distance.

Its enviable location also benefits from excellent transport links, with Merseyrail's Moorfields and James Street stations just a short walk from Walker House offering links throughout Merseyside and the national rail network via Liverpool Lime Street.

Exchange Flags itself will offer the highest quality mix of ground floor retail and leisure operators to compliment the office accommodation above. However, it is the added benefit of being located close to the City's flourishing Retail District, with the vast array of shops, bars and restaurants that makes Walker House the perfect location.



A modern renaissance

Exchange Flags offers high specification Grade A refurbished office suites that have been designed to incorporate functionality and comfort within stylish, contemporary surroundings.

The historical grandeur of the building is complimented by the development's modern take on function and design, incorporating the latest technology and quality materials that brings this magnificent building into the 21st Century.

SPECIFICATION

- Combined heating and cooling system
- Raised access floors
- LG7 compliant lighting
- New double glazed windows
- Comprehensively refurbished entrance lobby and common areas
- New passenger lifts
- New WC's on each floor
- Fully DDA compliant
- 24 hour access
- Secure underground car parking available
- Floor plates of up to 26,700 sq ft
- Individual suites from 1,500 sq ft
- BREEAM rating of Very Good

Horton House, Exchange Flags is home to some of the UK's most prestigious occupiers, including Brabners Chaffe Street, Knight Frank, Regus Business Centres and Deloitte.

Walker House has already been successful in securing a pre-let of 70,000 sq ft and the remaining office space will be available for occupation from late 2008. The building will offer the same Grade A quality office space as Horton House but with the added benefit of being able to provide single floor plates of 26,700 sq ft and individual suites from 1,500 sq ft.



Liverpool City Centre

LANDMARKS

- 01** Pier Head - Three Graces
- 02** Liverpool Town Hall
- 03** Victoria Monument

HOTELS

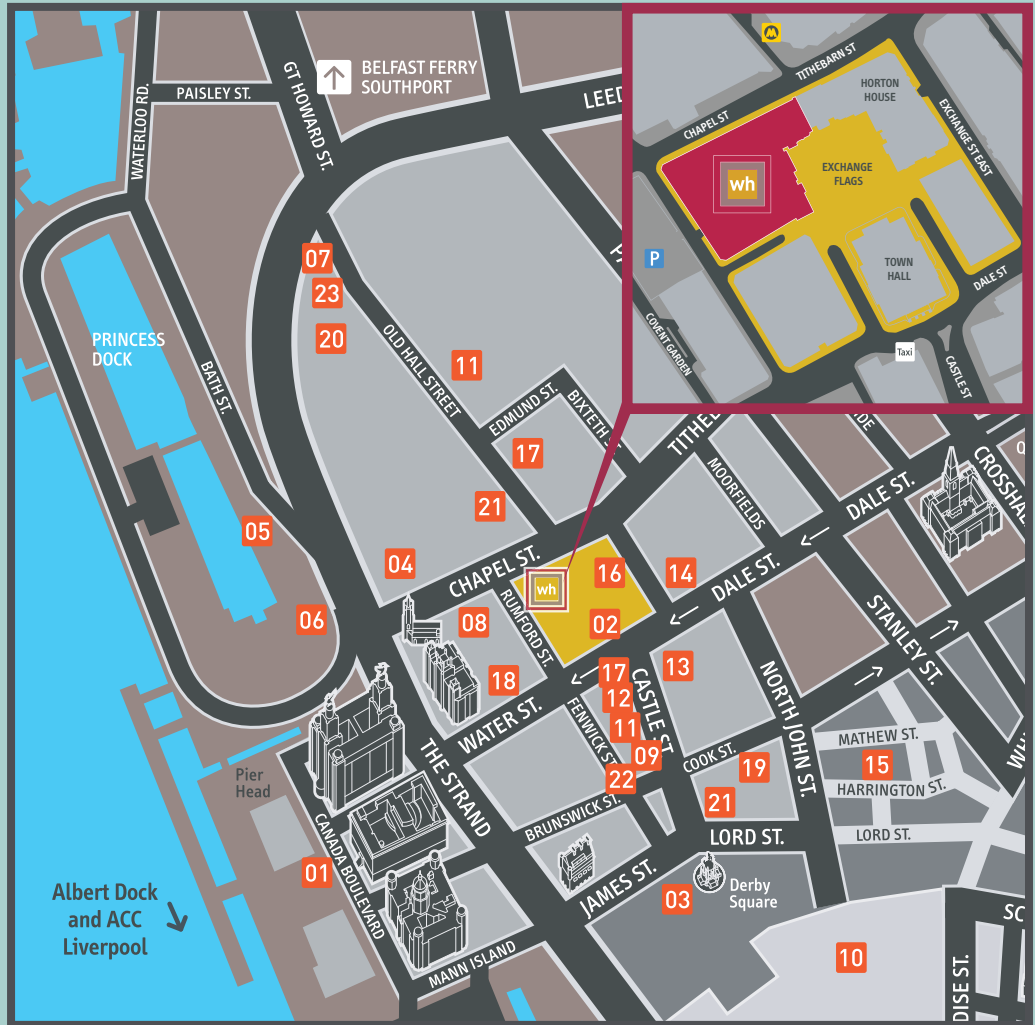
- 04** Thistle Hotel
- 05** Malmaison
- 06** Crowne Plaza
- 07** Radisson SAS
- 08** The Racquets
- 09** 62 Castle Street

RETAIL & BANKS

- 10** Liverpool One Development
- 11** Sainsbury's
- 12** NatWest
- 13** HSBC
- 14** Royal Bank of Scotland
- 15** Cavern Walks

BARS, RESTUARANTS & CAFES

- 16** Philpotts
- 17** Starbucks
- 18** Newz Bar
- 19** Piccolinos
- 20** Panoramic
- 21** Mange Tout
- 22** Restaurant Bar & Grill
- 23** Felini



OFFICES



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