

# Cotton Exchange ●



bruntwood





# Cotton Exchange

This stunning Grade II listed building is one of Liverpool's most historic office buildings.

Cotton Exchange is one of Liverpool's well-loved and iconic buildings in the city centre and one of the great attractions of the building is its character and history.

Cotton Exchange was built in 1906 and was once the centre of the cotton trading world, housing Liverpool's thriving cotton exchange, with telephones and direct cables going to New York, Bremen and even Bombay.

The original ornate facade of the building was replaced in the late 1960's with Cotton House office space. The statues that once adorned the façade can still be found around the building. There are reminders of its intriguing history to be found throughout, from the cotton emblems on Edmund Street to the old granite columns within some of the office spaces.

The building has been refurbished with a brand new stunning reception entrance opening onto Bixteth Street which has

unlocked many of the building's period features including the restoration of the original internal domes. We have carefully restored the striking Terrazzo floor which has produced a spectacular, enticing walkway running throughout the ground floor and removed the suspended ceiling to reveal a vaulted ceiling with ornamental domes.

The end result is an open and inviting new heart in one of the most historic buildings in Liverpool – an inspiring mix of classic design, yet perfectly suited to modern business.



# Location






Located on Bixteth Street, Cotton Exchange sits at the heart of Liverpool’s new commercial district. Its ideal location means you will benefit from an abundance of local amenities.

The building is surrounded by a wealth of amenities and transport links. Liverpool John Lennon Airport is just a short journey away and with both Liverpool Lime Street and Moorfields train stations within walking distance, the building provides access to all major UK cities.

With a Starbucks on-site, and a Tesco and Sainsbury’s just minutes walk away, Cotton Exchange offers pretty much everything you need, all on your doorstep.



NCP CAR PARKING SPACES

	Liverpool John Lennon Airport 20 minutes by car
	Liverpool Lime Street Station 10 minutes walk
	Moorfields Train Station (Northern and Wirral lines) 2 minutes walk
	NCP Car Parking 2 minutes walk
	Secure storage for cyclists.



## Cotton Exchange

Bixteth Street  
Liverpool  
L3 9LQ

### Local amenities in your vicinity

- |                            |   |
|----------------------------|---|
| 1 WH Smith                 | 6 Tesco Express                           |
| 2 Bar and Grill Restaurant | 7 Costa Coffee                            |
| 3 Philpotts                | 8 Radisson Blu & Arc Spa & Fitness centre |
| 4 San Carlo Restaurant     | 9 Sainsbury’s Local                       |
| 5 Starbucks                | 10 Brew                                   |

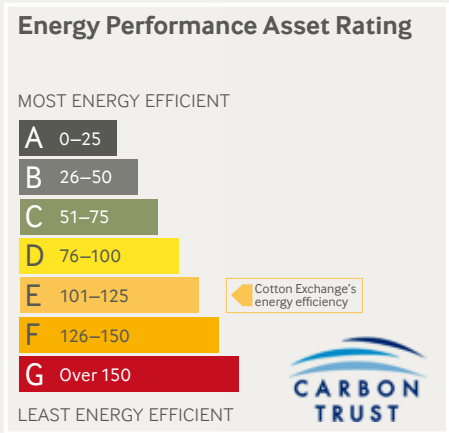
### Approximate distances

- 2 mins walk
- 5 mins walk
- 10 mins walk

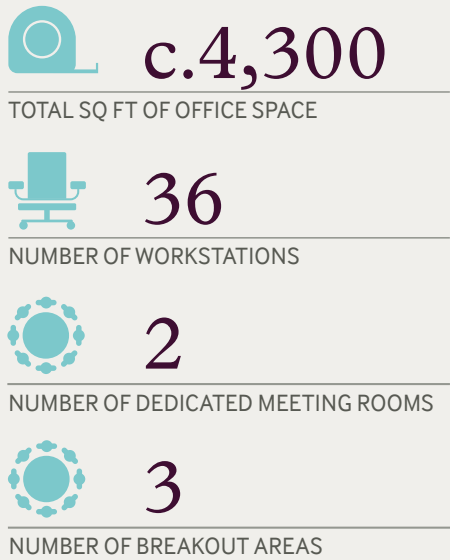


# Floor plans: 4th floor office

Tailored to suit your business needs. You can choose to take conventional space from 200 sq ft to 15,000 sq ft, on leases from one to 25 years and everything in-between. Our project management teams are able to help design a solution that’s right for you, whilst helping to minimise your costs in the process.



This is an example space plan of the 4th floor at Cotton Exchange, which shows how an office of c.4,300 sq ft can be laid out.



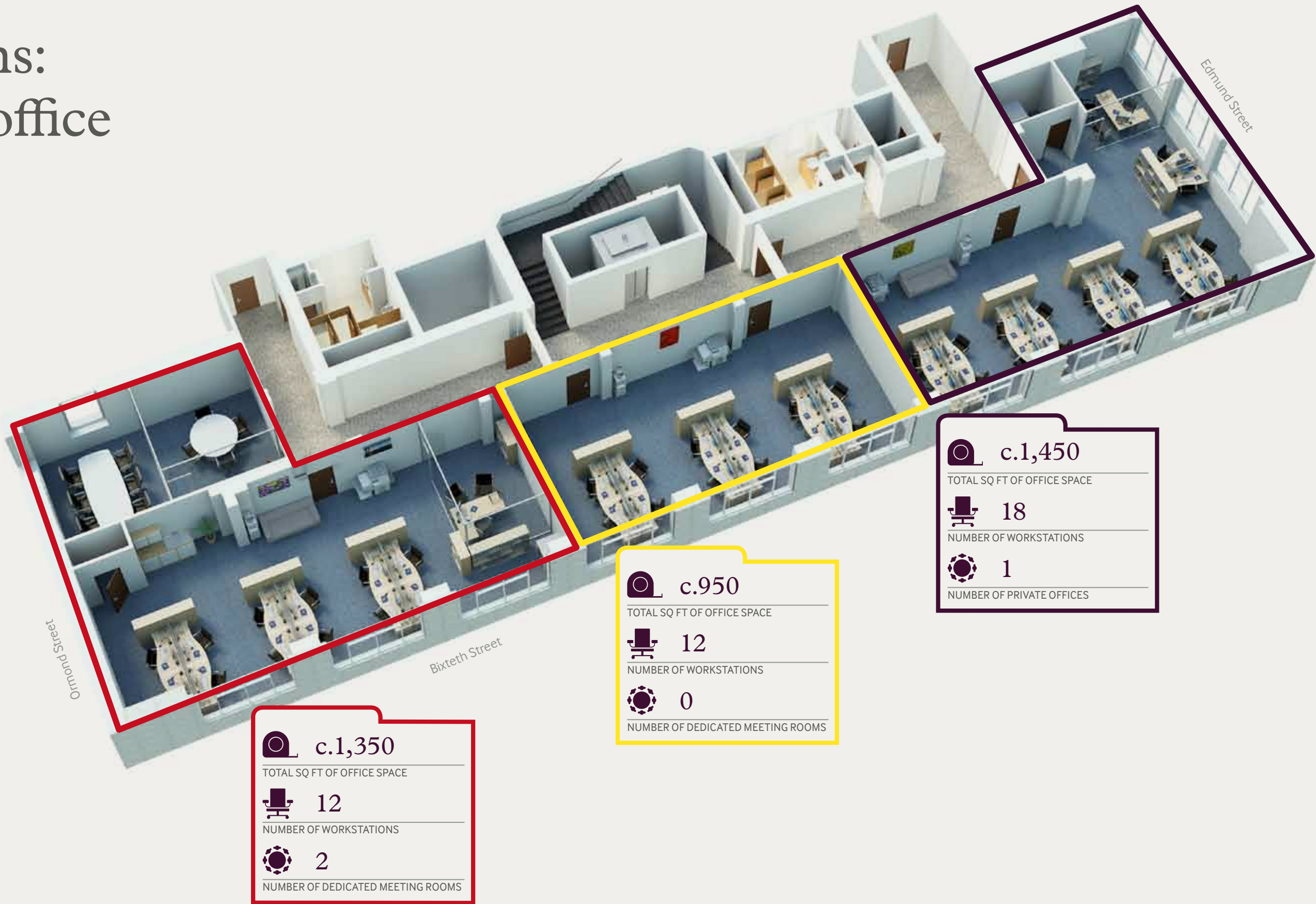


# Floor plans: 5th floor office

Technical specification varies on a suite by suite basis but all offices are finished to the same high standard. Outlined below are some of the key specifications found throughout the building.

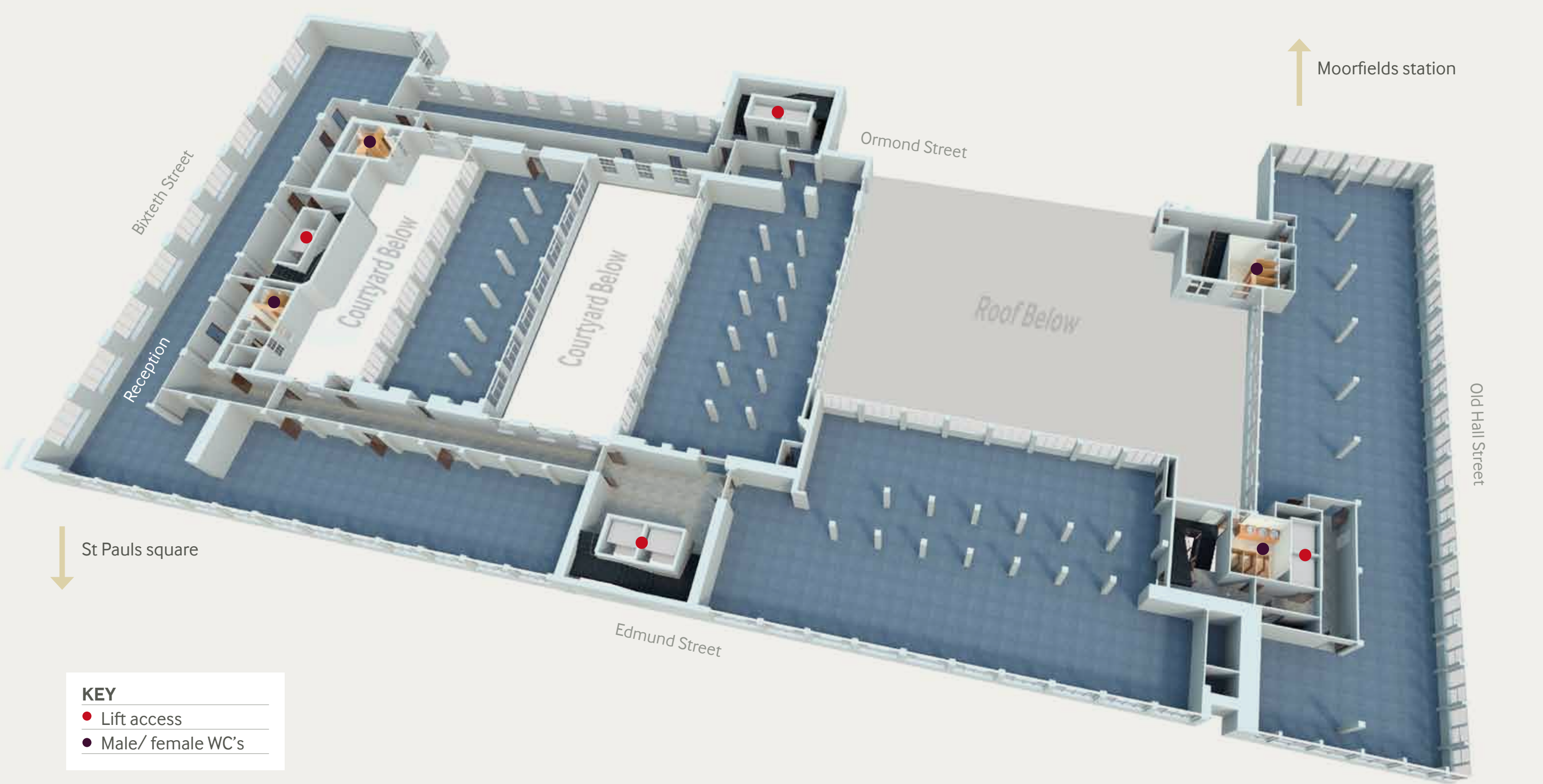
- Flexible suites from one person to two hundred people
- Newly refurbished offices
- 3 part perimeter trunking
- Recessed modular lighting
- 24 hour access
- Lift access
- Refurbished common parts

This is an example space plan of the 5th floor at Cotton Exchange, which shows how an office of c.3,750 sq ft can be laid out. We are able to split floors into smaller suites, so let us know the suite size that you're looking for and we can make it happen.





# Full floor plate





# Creating places for business success

Established over 30 years ago, Bruntwood is a privately-owned property investment, management, regeneration and development company who own and manages over 100 commercial properties in Liverpool, Manchester, Leeds and Birmingham.

## Bruntwood facts

- Family-owned
- Entrepreneurial
- 30 years in business - providing strong financial and corporate governance.
- A long-term sustainable business
- The leading provider of office space in the North West
- In the top ten regional city office providers in UK

## The figures: 2011

- £997m value of portfolio
- 101 properties
- 6,035,000 sq ft of office space
- 2,009 customers
- 431 Bruntwood employees
- £27 million invested in our portfolio in 2011

## In good company

Catherine Higgins has been a customer of Cotton Exchange for over a year, originally taking just 579 sq ft and has since expanded within the building.

“The building is vibrant and there are really good transport links”, says Catherine. “There’s a train station just around the corner, NCP car parking just across the road, and it’s just a short stroll from Liverpool One.”

When Catherine Higgins Law first moved to Cotton Exchange they took one unit with three rooms, they have since expanded the business and Bruntwood were able to accommodate the extra space next door.

“In terms of my office I love the light. Up on the 6th floor I can look out on the rooftops, its great!”

“There were a number of options within the building and what we found ticked all the boxes. Bruntwood listened to what I wanted and they came up with a number of suggestions.”



**Catherine Higgins**  
Director  
Catherine Higgins Law

Bruntwood’s objective is to provide the best quality, value for money office space and serviced offices, along with unrivalled commercial flexibility and customer service.

101

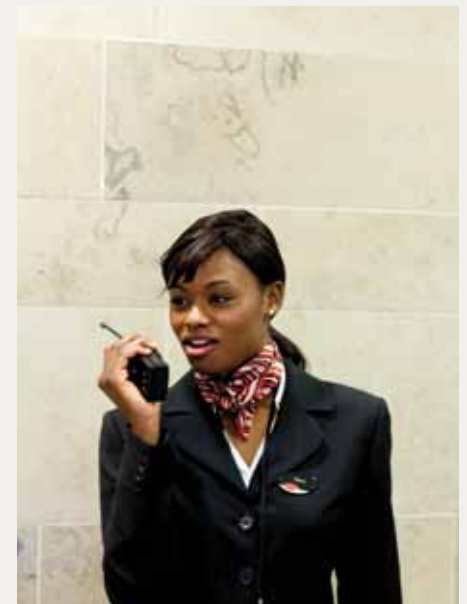
TOTAL NUMBER OF BRUNTWOOD PROPERTIES





# Local teams World class service

As a customer at Cotton Exchange you'll benefit from an on-site customer service team who are dedicated to managing the building and ensuring your day-to-day office life runs as smoothly as possible. You'll also have the flexibility to move throughout our 100 building portfolio should your business needs change, all within the terms of your lease.





**Bruntwood is a family-owned and run property company that specialises in creating the right environments for a wide variety of businesses to succeed.**

We believe that for our business to be a success, yours has to be too. That's why we don't see ourselves as your landlord, but as your property partner, making sure that your choice of premises is adding the best possible benefit to the way your business works.

We develop, let and manage all our own properties, so that we can seamlessly control the whole experience to make sure it meets your needs and expectations. This strong customer focus underpins everything we do, from selecting and developing the property we invest in, to the sustainable management of our buildings and our involvement in the cities and communities where we operate.

Whether you need a single desk for a day or a whole building for 25 years, we have the right solution to suit your business.

Talk to us today on **0151 600 5353**

**bruntwood** ●

Bruntwood  
The Plaza  
100 Old Hall Street  
Liverpool L3 9QJ

For more information on Cotton Exchange or other properties in our portfolio please give us a call or visit the website.

**0151 600 5353**  
**[bruntwood.co.uk/cottonexchange](http://bruntwood.co.uk/cottonexchange)**

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