

To Let / For Sale

self contained office buildings from 1,300-3,400 sq ft  
& centrix fully serviced offices

# Connect

business village, liverpool

langtree 

Connect Business Village is a prestigious new development by Langtree and is the first of its kind to the North of Liverpool's Business District.

Providing 15 self contained offices plus a state-of-the-art Centrix Business Centre, the development provides secure and attractive accommodation for your business...whatever its needs.

## High specification offices available on flexible lease terms from 2 person serviced offices to self contained offices of up to 3,400 sq ft.



Centrix Business Centre reception

### Big business facilities... Whatever your budget

Whatever your budget, whatever your requirements, Connect Business Village has a solution to give your business the edge and help it grow.

Each office, corridor and conference room reflects a sense of quality and prestige – creating a comfortable environment to work...and letting your clients know you've arrived.

Attention to detail is what counts: only the highest quality fixtures and fittings mean your clients will leave suitably impressed.



Self contained offices

## Self contained offices

Choose one of the two storey 15 self contained office buildings to enjoy the benefits of secure parking for you and your clients, high specification office space and access to all the services of the Centrix Business Centre\*.

The offices provide accommodation from 1,300 to 3,400 sq ft or a combination of units providing up to 15,000 sq ft.

\*Access to business centre facilities charged at Langtree standard rates.

## For offices designed with your comfort in mind

- Suspended ceilings
- LG3 lighting with PIR sensors
- Perimeter trunking
- Gas central heating
- Fully alarmed
- Allocated on site parking
- Ability to use the full conference facilities in the Centrix Business Centre



Centrix Business Centre



Conference and meeting facilities

## Centrix Business Centre fully service offices

Your new conference rooms are fitted to the highest specification with full conferencing facilities and IT assistance. Walking into the Centrix Business Centre, your clients will be greeted by trained, professional reception staff. They say first impressions last. And with high specification, fully furnished offices; supported conferencing and meeting facilities; secretarial assistance and seamlessly integrated IT networks, they're bound to be impressed.

Whether you're a two person start up business or looking to relocate or expand, the Centrix Business Centre has a solution for you – offering a contemporary business environment to help you grow.

## For offices designed with your comfort in mind

- Suspended ceilings
- LG3 lighting with PIR sensors
- Power and IT floor boxes
- Mechanical Cooling and Heating utilizing "renewable technology"
- Fully alarmed
- Allocated on site parking

## For plug and go PC networking

High speed internet access and ethernet cabling direct to your desk.

## For supported conference and meeting facilities

Excellent equipped, fully furnished rooms – flexible to your every requirement.

## For affordable luxury

Comfort cooled offices provide you with luxurious surroundings for an all-inclusive fixed monthly fee along with professional receptionist services.

## Office with Environmental Credentials

The serviced offices have been procured to ensure that they achieve a 'Very Good' BREEAM rating. A key aspect of the scheme is the use of renewable energy to provide heating and cooling to the building. The system employs Ground Source Heating and Cooling to serve the air conditioning units located in the ceiling of each office. Heat or coolth is extracted from the ground via a series of pipework loops sunken some 100m into the ground, and delivered to the building to maintain the desired office environmental conditions.

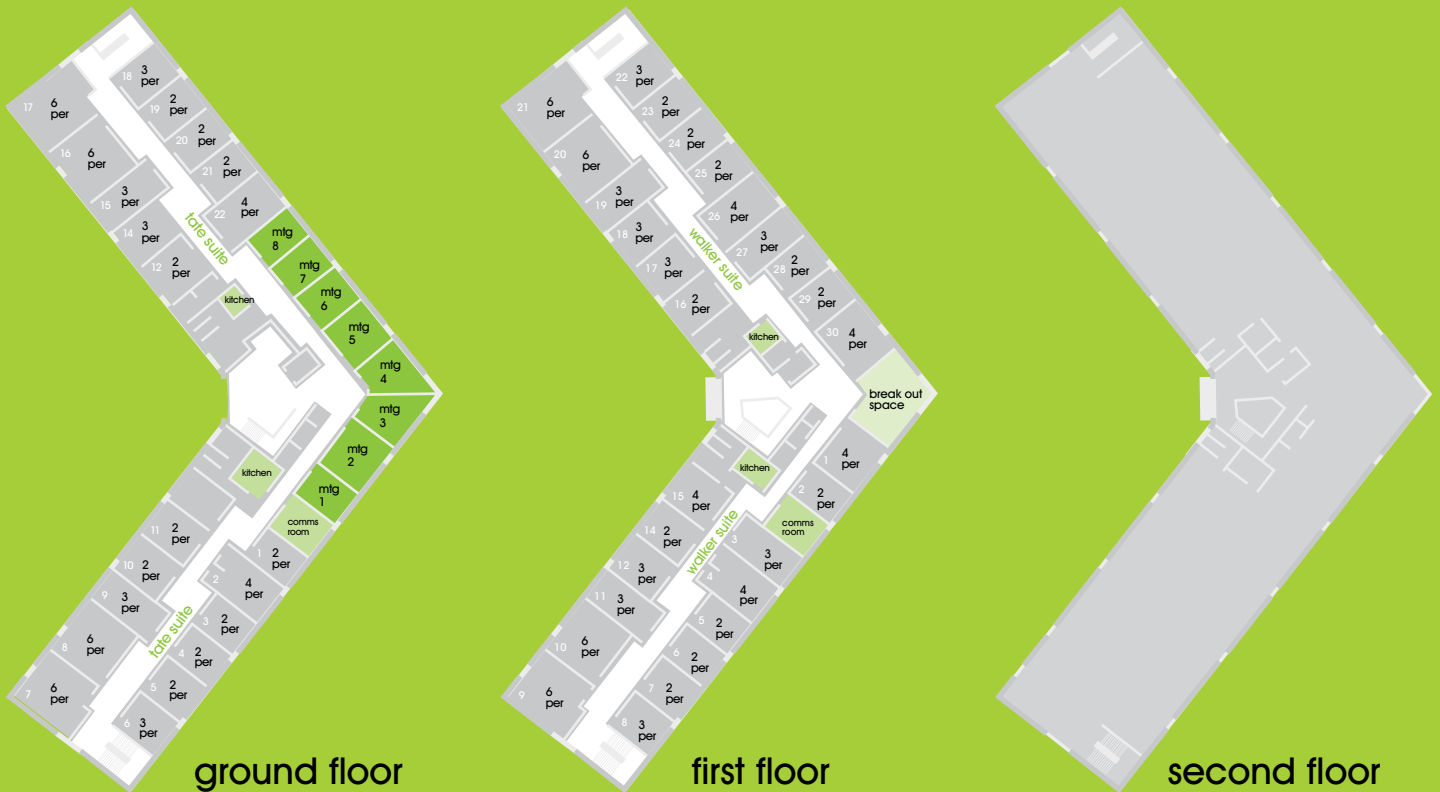
# self contained offices

Unit number	1	2	3	4	5	6	7	8	9	10	11	12	14	15	17
Area (sq ft)	2,315	1,342	1,342	1,144	1,337	1,554	1,554	1,337	3,330	1,583	1,270	1,270	1,583	3,330	3,460
Car parking	5	3	3	3	3	4	4	3	5	4	3	3	4	6	9



# fully serviced offices

Offices available from 2 person



**second floor**  
8,530 sq ft  
Can be split equally into two wings 4,265 sq ft each

**For security and peace of mind**  
24 hour CCTV, secure access and parking.

**Parking**  
122 spaces to accommodate occupiers and visitors.



## Location

Connect Business Village is located off the A565 Derby Road, the main arterial route into the City Centre from the North.

The business village benefits from good access to and from the region with both the Birkenhead and Wallasey Tunnels within a short distance, as well as arterial routes to the motorway network.

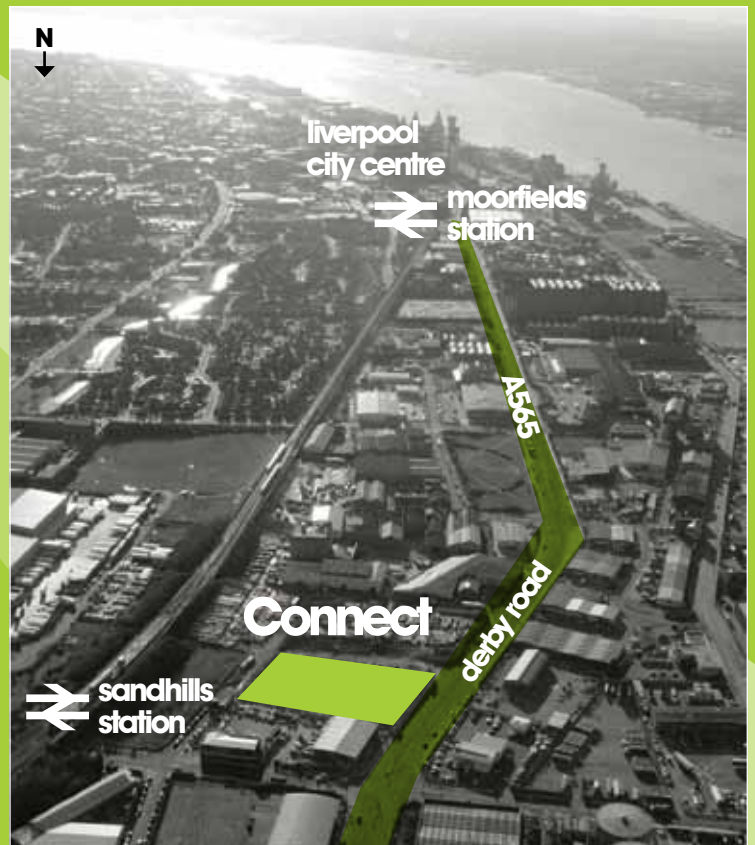
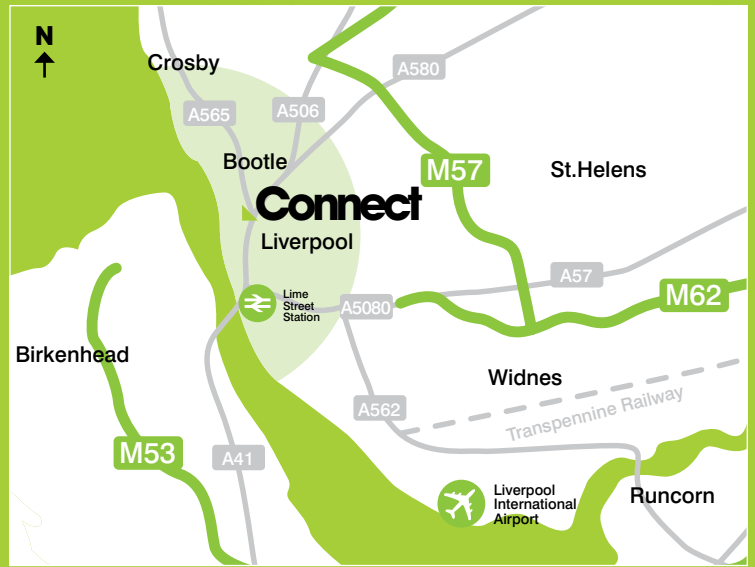
The newly refurbished Sandhills Station is within 300m and one stop from Moorfields Station in the heart of Liverpool's Central Business District and connected to Lime Street Station providing an inter city service.

Adjacent to the station is a proposed 1,000 space 'park and ride' car park. Access is from Derby Road, from which the development has prominent visibility.

## Terms

Self contained office units are available to let/may sell. The terms for which are available on application from the joint agents or the developer. An estate/service charge will be applicable.

The terms are available on short term letting arrangements.



For enquiries contact:



0151 255 0755  
www.keppiemassie.com



01925 273000  
www.langtreegroupplc.co.uk



The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that:  
1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. February 2011.

Designed by Future 01925 638 581 www.futurede.co.uk