

Connect
business village, liverpool

Virtual

Central

network
space



Connect Business Village is located on the fringe of the city centre on the A565 Derby Road, the main arterial route into the city centre from the North.

Location

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.

Access is from Derby Road, from which the development has prominent visibility.



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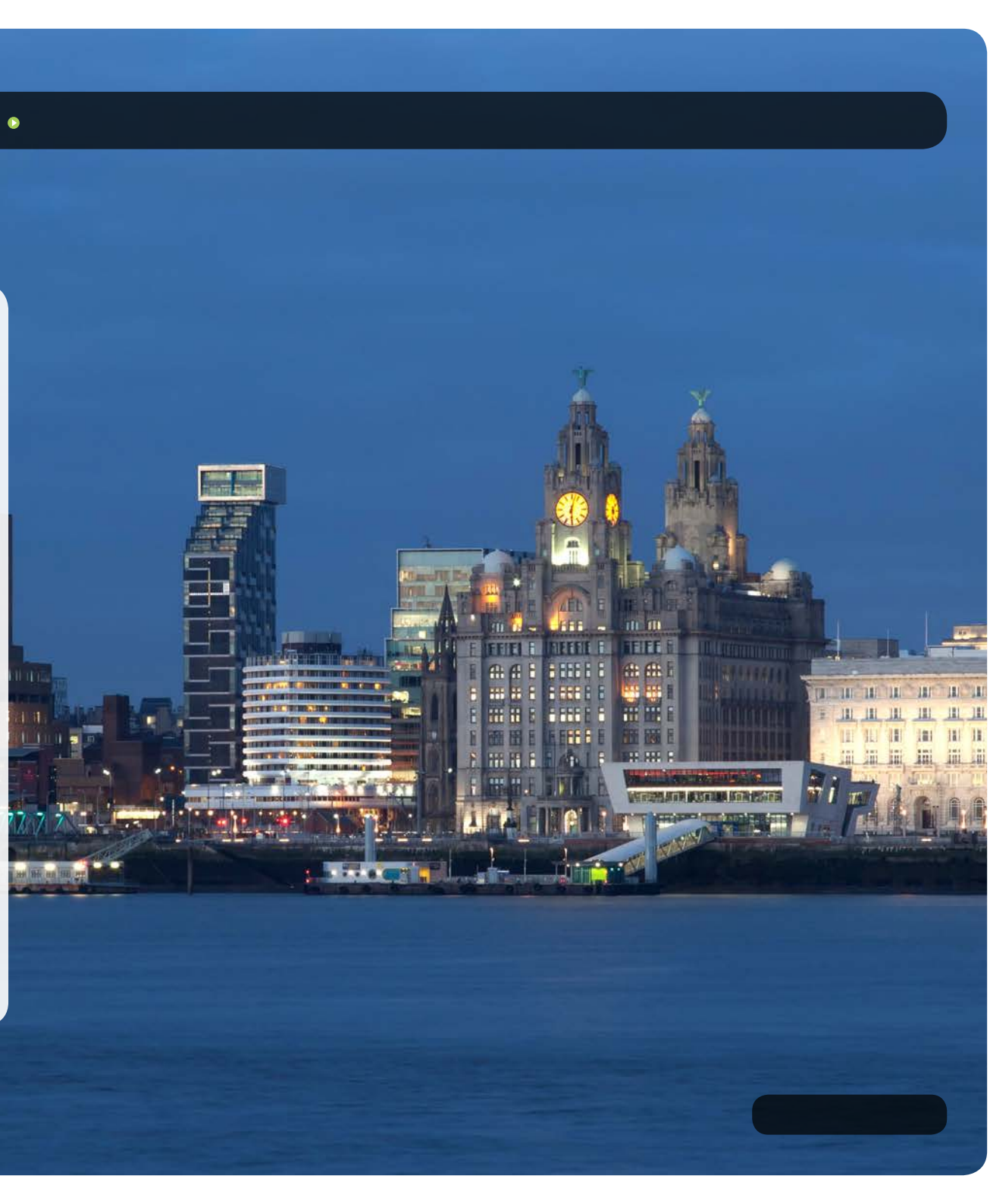
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View Map 🗺



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View Aerial ▶



Connect your business to the heart of Liverpool

Description

To Let

- Serviced offices for 1 to 6 people
- Managed offices up to 8,000 sq ft
- Self-contained offices from 1,488 to 3,526 sq ft

The development comprises 15 self-contained offices and a state-of-the-art business centre housing serviced and managed offices, all providing modern and secure accommodation for your business...whatever its needs.



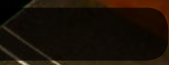
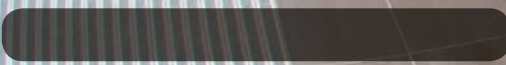
Whatever your business needs,
Connect Business Village has
office space to suit you.

central@connect



Safe Exit
← 12-22

LEVEL	COMPANY
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...
11	...
12	...
13	...
14	...
15	...
16	...
17	...
18	...
19	...
20	...



Self-contained offices

High specification self-contained two storey office accommodation from 1,488 to 3,526 sq ft, available with the benefit of secure parking and access to all the services of the business centre.

For offices designed with your business needs in mind...

- CCTV and secure gated estate with 24hr access
- Secure and allocated on site parking
- Modern specification and build
- 3 compartmental perimeter trunking and suspended ceilings
- Own front door option
- EPC ratings B (unit 1) and C (units 6, 9 & 10)

VILLAGE

Serviced offices

The centrix@connect business centre offers high specification, fully furnished serviced offices for 1 to 6 people as well as conferencing and meeting facilities - all supported by a professional on site management team.

- CCTV and secure gated estate with 24hr access
- Secure and allocated on site parking
- High specification and build
- Raised floors and suspended ceilings
- LG3 lighting and PIR sensors
- Power and IT floor boxes
- Mechanical cooling and heating utilising renewable technology
- Fully alarmed

For plug and go PC networking...

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

For supported conference and meeting facilities...

- Excellently equipped, fully furnished rooms - flexible to your every requirement.

For affordable luxury...

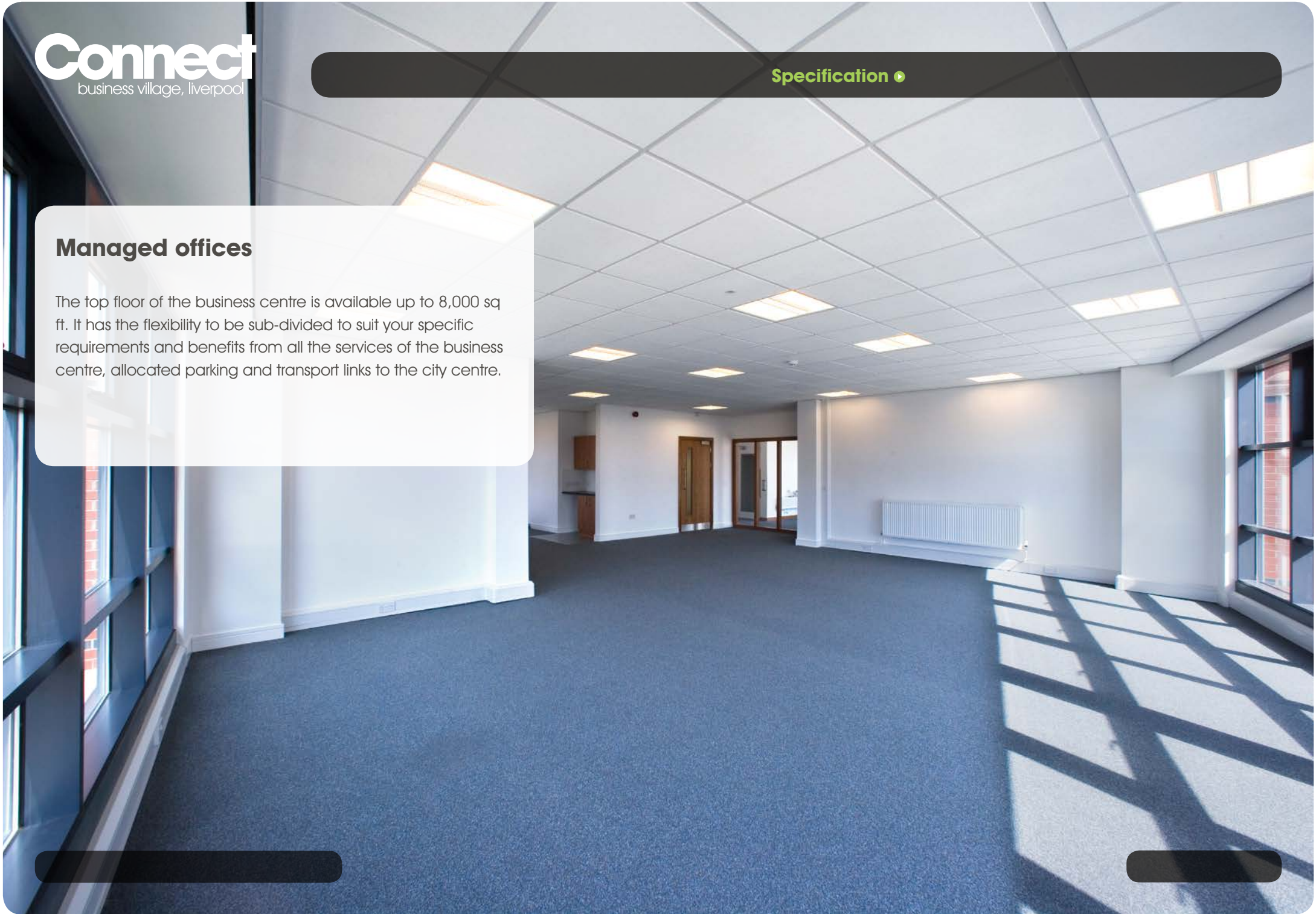
- Comfort cooled offices providing you with luxurious surroundings for an all inclusive fixed monthly fee.

For an Office with Environmental Credentials...

- 'Very Good' BREEAM rating.
- Ground Source Heating and Cooling

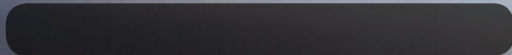
Managed offices

The top floor of the business centre is available up to 8,000 sq ft. It has the flexibility to be sub-divided to suit your specific requirements and benefits from all the services of the business centre, allocated parking and transport links to the city centre.





*CONNECT
BUSINESS
VILLAGE*



Self-contained offices

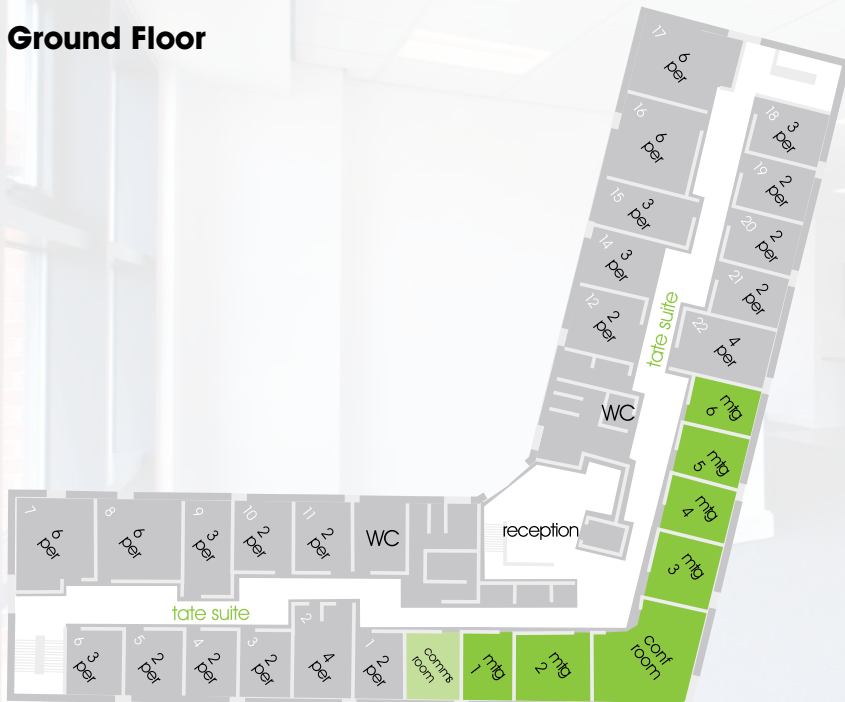
Office	Ground floor sq ft	First Floor sq ft	Total size sq ft	Parking
1	1,300	1,325	2,625	5
2	835	788	1,623	3
3	832	785	1,617	3
6	952	903	1,855	4
7	954	903	1,857	4
8	809	760	1,569	3
9	1,755	1,771	3,526	5
10	945	901	1,846	4
11	769	722	1,491	3
12	769	719	1,488	3



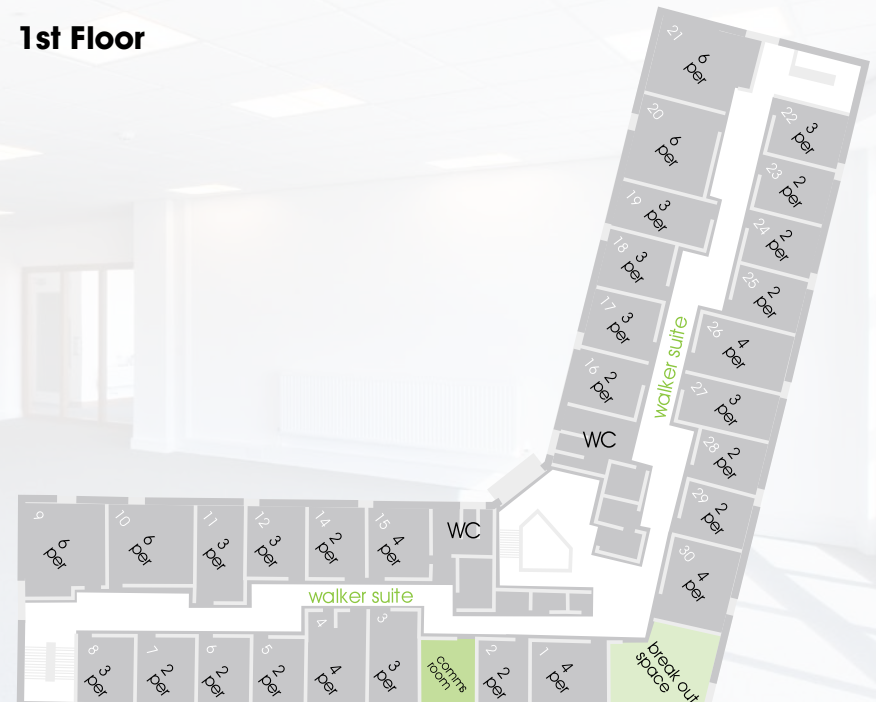
Serviced offices

Offices available from 1 person

Ground Floor



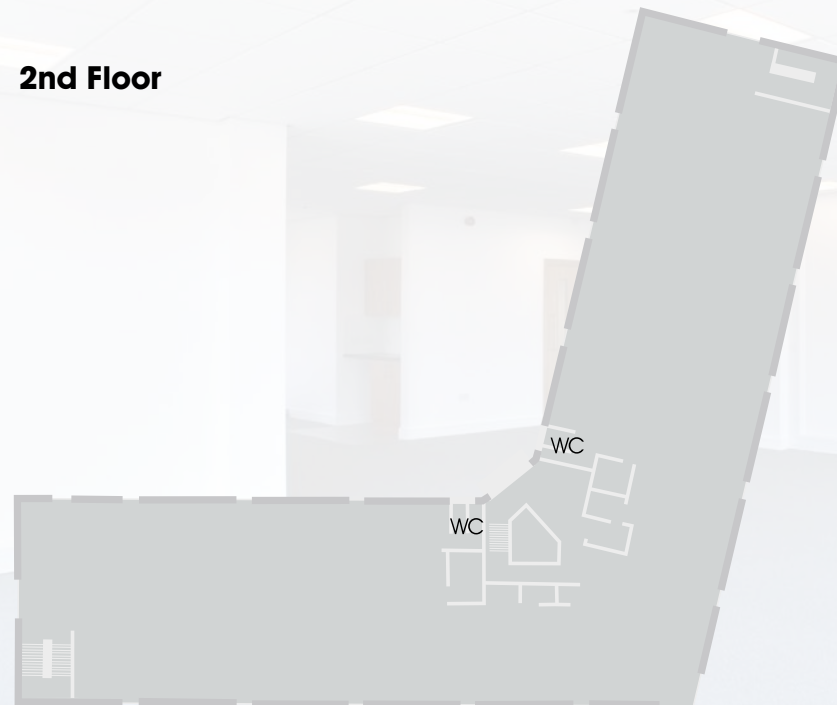
1st Floor



Managed offices

Up to 8,000 sq ft

2nd Floor



Managed Offices

Proposed Plan



Terms

Serviced offices are available on all-inclusive short term Tenancy Agreements. Self-contained and managed offices are available under normal lease agreement and are subject to a service charge. Terms are available on application from the landlord.

Contact

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L5 9PR

network 
space

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[www.networkspace.co.uk/
property/centrix-at-connect](http://www.networkspace.co.uk/property/centrix-at-connect)

[www.networkspace.co.uk/
property/connect-business-village](http://www.networkspace.co.uk/property/connect-business-village)