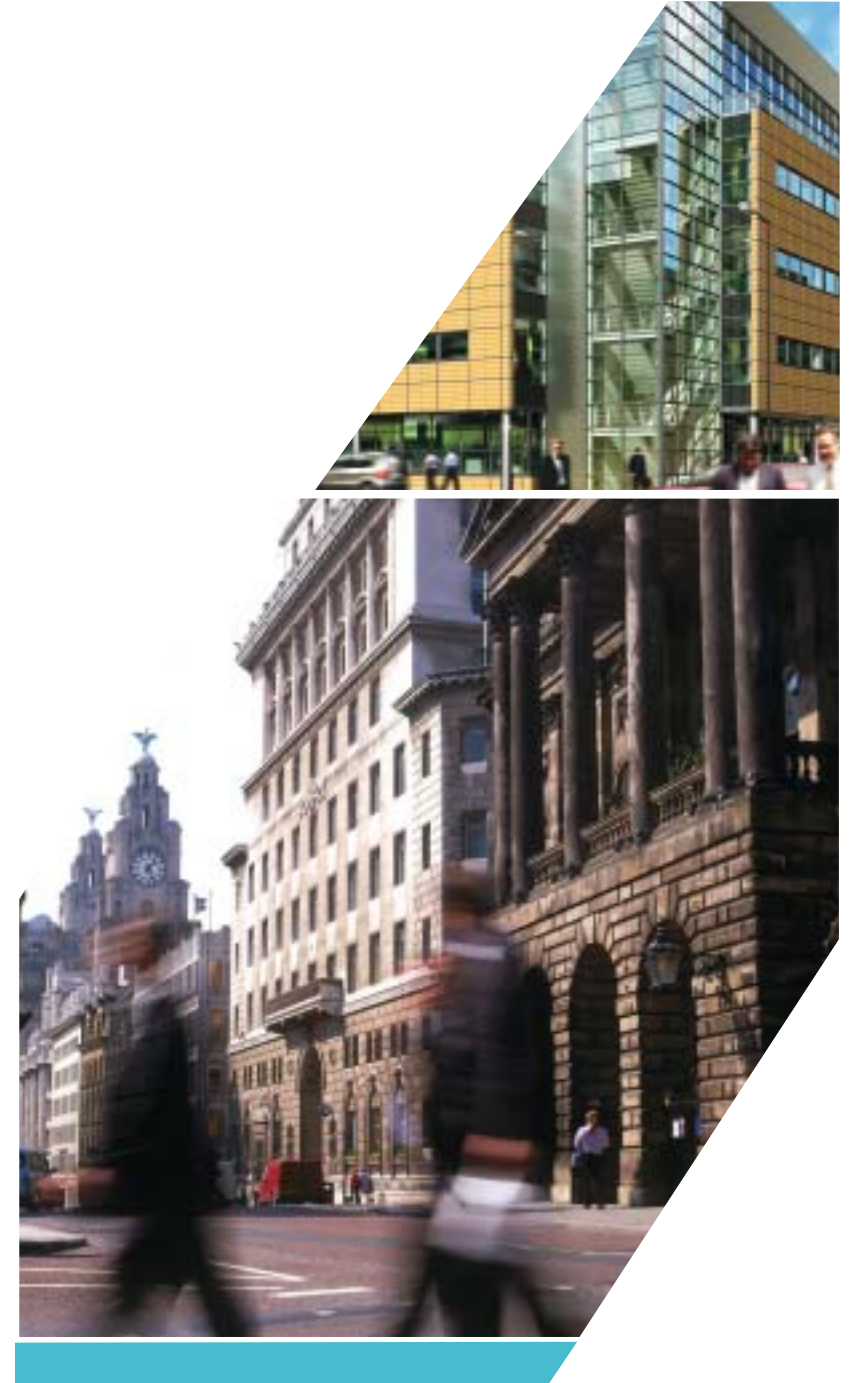




CITY SQUARE.
LIVERPOOL



CITY SQUARE.
LIVERPOOL



A JOINT DEVELOPMENT BY:

Scarborough Development Group plc



Shepherd Developments

IN PARTNERSHIP WITH:



FURTHER INFORMATION:

WWW.SDGROUP-PLC.COM
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SUPPORTED BY:



SCARBOROUGH DEVELOPMENT GROUP AND SHEPHERD DEVELOPMENTS FOR THEMSELVES AND FOR THE VENDORS OR LESSOR OF THIS PROPERTY FOR WHOM THEY ACT, GIVE NOTICE THAT: I) THESE PARTICULARS ARE A GENERAL OUTLINE ONLY, FOR THE GUIDANCE OF PROSPECTIVE PURCHASERS OR TENANTS, AND DO NOT CONSTITUTE THE WHOLE OR ANY PART OF AN OFFER OR CONTRACT; II) SCARBOROUGH DEVELOPMENT GROUP AND SHEPHERD DEVELOPMENTS AND CANNOT GUARANTEE THE ACCURACY OF ANY DESCRIPTION, DIMENSIONS, REFERENCES TO CONDITION, NECESSARY PERMISSIONS FOR USE AND OCCUPATION AND OTHER DETAILS CONTAINED HEREIN AND PROSPECTIVE PURCHASERS OR TENANTS MUST NOT RELY ON THEM AS STATEMENTS OF FACT OR REPRESENTATIONS AND MUST SATISFY THEMSELVES AS TO THEIR ACCURACY; III) RENTS QUOTED IN THESE PARTICULARS MAY BE SUBJECT TO VAT IN ADDITION; IV) SCARBOROUGH DEVELOPMENT GROUP AND SHEPHERD DEVELOPMENTS AND WILL NOT BE LIABLE, IN NEGLIGENCE OR OTHERWISE, FOR ANY LOSS ARISING FROM THE USE OF THESE PARTICULARS; AND V) THE REFERENCE TO ANY PLANT, MACHINERY, EQUIPMENT, SERVICES, FIXTURES OR FITTINGS AT THE PROPERTY SHALL NOT CONSTITUTE A REPRESENTATION (UNLESS OTHERWISE STATED) AS TO ITS STATE OR CONDITION OR THAT IT IS CAPABLE OF FULFILLING ITS INTENDED FUNCTION. PROSPECTIVE PURCHASERS/TENANTS SHOULD SATISFY THEMSELVES AS TO THE FITNESS OF SUCH ITEMS FOR THEIR REQUIREMENTS". VI) NO EMPLOYEE OF SCARBOROUGH DEVELOPMENT GROUP AND SHEPHERD DEVELOPMENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY OR ENTER INTO ANY CONTRACT WHATSOEVER IN RELATION TO THE PROPERTY. DESIGN AND PRODUCTION DS. EMOTION NOVEMBER 2003

IN AN HISTORIC REGIONAL CAPITAL OF BUSINESS AND CULTURE A NEXT GENERATION HIGH SPECIFICATION OFFICE ENVIRONMENT IS BEING DEVELOPED.



LIVERPOOL
the world in one city



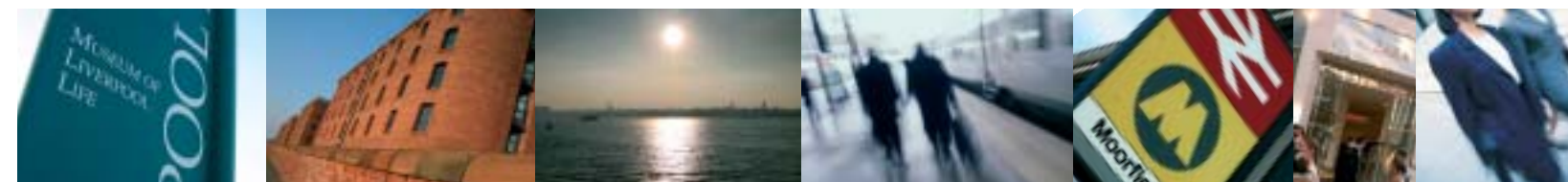
A HIGH PROFILE LANDMARK POSITION, AT THE HEART OF THE PRIME OFFICE CORE.

SURPRISED? DON'T BE. IT'S LIKE THIS EVERYDAY OF THE WEEK. WITH OVER 1.4 MILLION RESIDENTS*, THE FASTEST GROWING REGIONAL AIRPORT, MOST PROFITABLE PORT IN THE UK, HOME TO THE TATE GALLERY AND CROWNED EUROPEAN CAPITAL OF CULTURE FOR 2008 YOU WON'T BE FOUND WANTING IN LIVERPOOL.

TO BE THE CENTRE OF ATTENTION FOR YOUR CUSTOMERS AND WORKFORCE, YOU NEED TO BE IN THE CENTRE. NOW YOU CAN BE - AT CITY SQUARE.

(*MERSEYSIDE DATA)


**CITY
SQUARE.**
LIVERPOOL



MAJOR OCCUPIERS.

TELEWEST
ROYAL BANK OF SCOTLAND
LITTLEWOODS
NWDA
BARCLAYS
TRINITY MIRROR GROUP
THE HOME OFFICE

UNISYS
ROYAL LIVER ASSURANCE
ROYAL & SUNALLIANCE
UK PASSPORT SERVICE
BERTELSMANN
COUTTS
WILLIAM M. MERCER

ABBAY NATIONAL
BANK OF NEW YORK
MERSEY DOCKS & HARBOUR CO.
BWD RENSBERG
HBOS

LIVERPOOL A CITY FOR BUSINESS.

FROM THE TRADITIONAL PORT BASED ACTIVITIES, THROUGH TO THE FINANCE AND INSURANCE SECTORS, THERE ARE MANY MAJOR COMPANIES WHO HAVE MADE LIVERPOOL THEIR HOME. NEARBY, IN OLD HALL STREET, ARE THREE MAIN EXAMPLES – ROYAL & SUNALLIANCE, TRINITY MIRROR GROUP AND LITTLEWOODS. MORE RECENTLY UNISYS HAVE MOVED IN AND HBOS, ABBAY NATIONAL AND TELEWEST HAVE SELECTED LIVERPOOL CITY CENTRE FOR THEIR CALL CENTRE OPERATIONS.

LIVERPOOL HAS ALWAYS OFFERED UNRIVALLED VALUE AND CONTINUES TO DO SO. A COMBINATION OF EUROPEAN UNION OBJECTIVE ONE, EUROPEAN REGIONAL DEVELOPMENT FUND (ERDF) STATUS AND THE UK GOVERNMENT'S REGIONAL SELECTIVE ASSISTANCE (RSA) SCHEME ADD UP TO EXCEPTIONAL FINANCIAL ASSISTANCE PACKAGES, CUSTOMISED TO MEET INDIVIDUAL COMPANY'S NEEDS.

CITY SQUARE IS BEING DEVELOPED IN CONJUNCTION WITH LIVERPOOL CITY COUNCIL AND ITS PARTNERS. NATURALLY, EVERY SUPPORT WILL BE PROVIDED TO OCCUPIERS WISHING TO PURSUE GRANT ASSISTANCE.

THE LIVING WORKING ENVIRONMENT.

LIVERPOOL IS A VIBRANT, INSPIRING AND INVIGORATING CITY. AT THE HEART OF A CONURBATION OF NEARLY 2 MILLION PEOPLE, WITH 7.5 MILLION PEOPLE LIVING WITHIN ONE HOUR'S DRIVE TIME, LIVERPOOL OFFERS AN ABUNDANT, MOBILE AND HIGHLY TRAINED WORK FORCE. AND CITY SQUARE IS SITUATED IN THE IDEAL LOCATION TO ATTRACT AND MOTIVATE THEM.

BEING LOCATED IN THE HEART OF THE COMMERCIAL DISTRICT PUTS ALL THE AMENITIES AND FACILITIES YOU WOULD EXPECT AT YOUR DISPOSAL. AND THE MAIN RETAIL AREAS AROUND CHURCH STREET, MATHEW STREET AND CAVERN WALKS ARE JUST A SHORT WALK AWAY.



144,000 SQ.FT. NEW GENERATION OFFICE DEVELOPMENT.

WHEN TWO OF THE MOST REPUTABLE COMMERCIAL DEVELOPERS (SCARBOROUGH DEVELOPMENT GROUP AND SHEPHERD DEVELOPMENTS) JOIN FORCES WITH LIVERPOOL CITY COUNCIL, THE RESULT IS A QUALITY DEVELOPMENT - CITY SQUARE. COMPRISING A CONTEMPORARY OFFICE BUILDING OF 13,390 SQ.M (144,133 SQ.FT.) IN THE PRIME COMMERCIAL SECTOR OF LIVERPOOL, CITY SQUARE IS THE ADDRESS TO PUT YOU ON THE CENTRE OF THE MAP.

THIS HIGH PROFILE BUILDING WILL PROVIDE 6 FLOORS OF OFFICES WITH SECURE BASEMENT CAR PARKING AND HAVE AN ATTRACTIVE DOUBLE-HEIGHT RECEPTION AREA LEADING OFF TITHEBARN STREET.

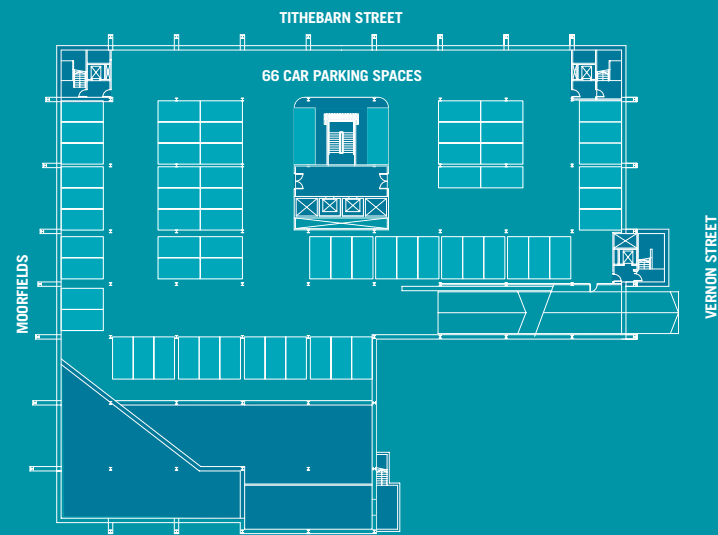
- FEATURE EXTERIOR TERRACOTTA CLADDING AND GLAZED CURTAIN WALL ELEVATIONS
- 150MM CLEAR VOID FULL ACCESS RAISED FLOORS
- ACCESSIBLE 500 X 500MM PERFORATED CEILING TILES
- ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS
- IMPOSING DOUBLE-HEIGHT PLANAR GLAZED ENTRANCE FOYER
- SOPHISTICATED AIR CONDITIONING SYSTEM
- 24 HOUR BUILDING SECURITY SYSTEM
- SECURE BASEMENT CAR PARKING & CYCLE STORAGE

IMPOSING EXTERIOR ENERGY EFFICIENT INTERIOR.

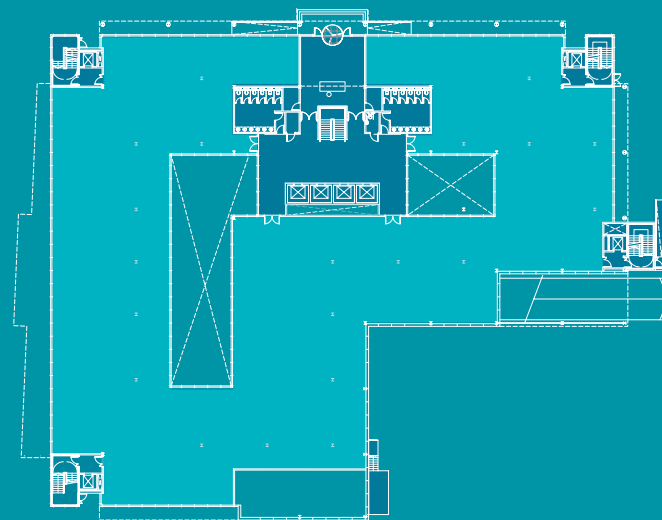
ENVIRONMENTAL CONSIDERATIONS HAVE PLAYED AN IMPORTANT PART IN THE DESIGN OF THE PROJECT. THE BUILDING HAS BEEN DESIGNED TO OBTAIN A 'GREEN BUILDING LABEL' UNDER THE BREEAM ENVIRONMENTAL ASSESSMENT SCHEME TO ACHIEVE A 'VERY GOOD' RATING.

FLEXIBLE ACCOMMODATION.

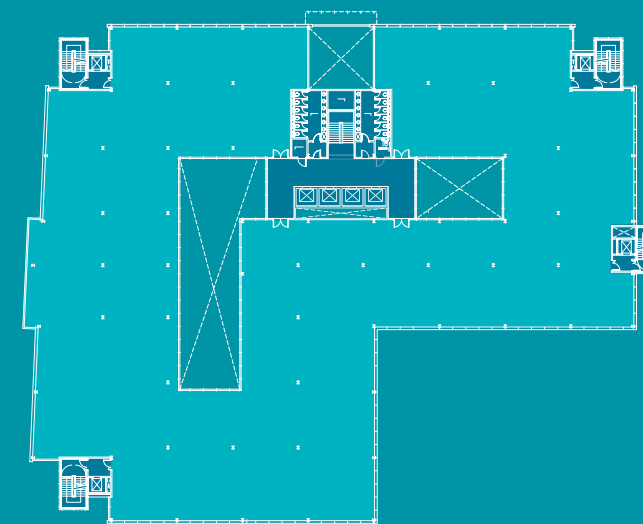
CITY SQUARE BASEMENT.



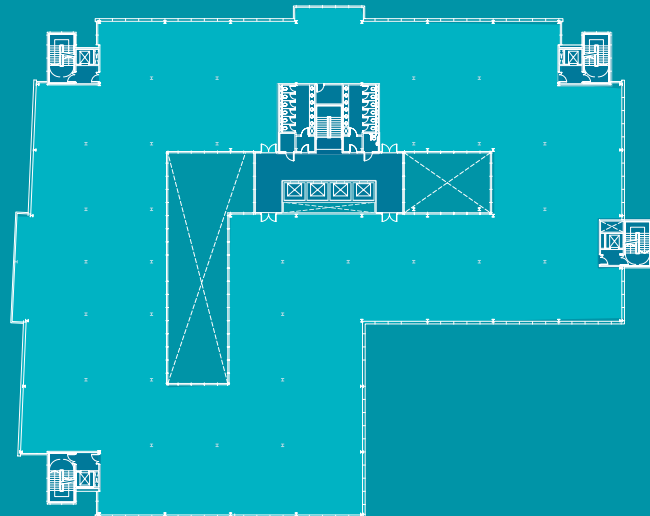
CITY SQUARE GROUND FLOOR.



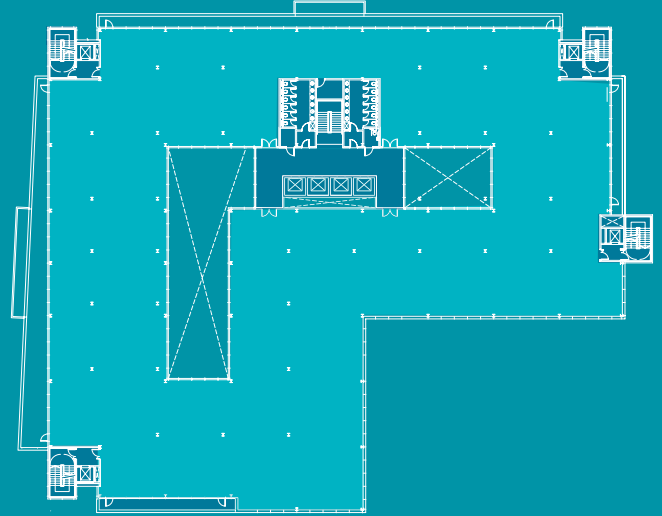
CITY SQUARE FIRST FLOOR.



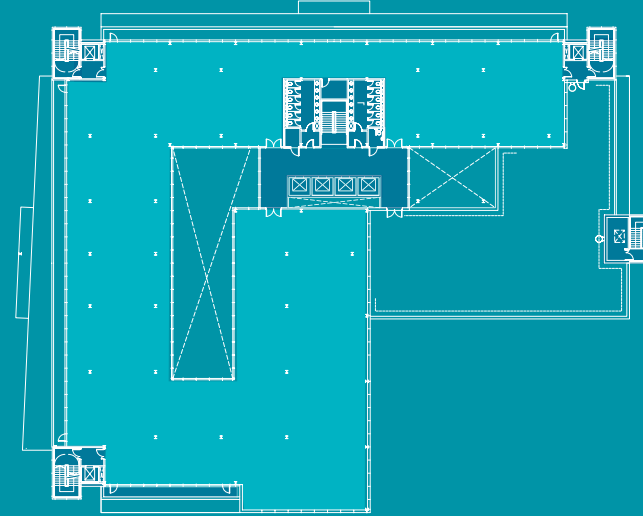
CITY SQUARE SECOND & THIRD FLOOR.



CITY SQUARE FOURTH FLOOR.



CITY SQUARE FIFTH FLOOR.



KEY.

- AVAILABLE FLOOR SPACE
- COMMON PARTS

INTERNAL SPECIFICATION

- 2,700MM FLOOR TO CEILING HEIGHT
- AUTOMATIC PASSENGER LIFTS SERVING ALL FLOORS
- SOPHISTICATED AIR CONDITIONING SYSTEM
- 150MM CLEAR VOID FULL ACCESS RAISED FLOORS
- 450 LUX AVERAGE LIGHTING LEVELS WITH CAT 2 DIFFUSED LIGHTING
- ANTI STATIC CARPET AND HIGH QUALITY INTERIOR FINISHES

SCHEDULE OF FLOOR AREAS.

FLOOR	SQ.M.	SQ.FT.
BASEMENT	-	-
GROUND	1,988	21,399
FIRST	2,456	26,437
SECOND	2,524	27,169
THIRD	2,524	27,169
FOURTH	2,276	24,499
FIFTH	1,622	17,460
TOTAL	13,390	144,133
CAR PARKING 66 SPACES (AND 15 CYCLE SPACES)		

*NET INTERNAL AREA FIGURES TAKEN FROM THE ARCHITECTS PLANS.

THE ACCOMMODATION AT CITY SQUARE COMPRISES SIX FLOORS WHICH ARE CAPABLE OF BEING SPLIT VERTICALLY, AS INDICATED ABOVE.



A LANDMARK LOCATION.

CITY SQUARE IS RIGHT IN THE HEART OF THE PRIME OFFICE CORE AND OCCUPIES A HIGH PROFILE LANDMARK POSITION AT THE JUNCTION OF TITHEBARN STREET AND MOORFIELDS. TITHEBARN STREET IS ONE OF THE PRINCIPAL THOROUGHFARES WITHIN THE CITY, PROVIDING LINKS TO THE WIRRAL, LIVERPOOL AIRPORT AND THE NATIONAL MOTORWAY NETWORK.

MERSEYRAIL IS LOCATED ADJACENT TO CITY SQUARE AT MOORFIELDS STATION AND A MULTI STOREY NCP CAR PARK WITH 557 SPACES ALSO ADJOINS THE SITE.

JUST AS IMPORTANT, THERE IS EASY ACCESS FOR STAFF TO THE WEALTH OF RESTAURANTS, PUBS AND CAFE BARS AND THE MAIN RETAIL HEART OF THE CITY, ONE OF THE UK'S LEADING HOTSPOTS.



1. MERCURY COURT
2. TOWN HALL
3. INDIA BUILDINGS
4. MUNICIPAL OFFICES

COMMUNICATIONS.

CITY SQUARE IS IDEALLY SITUATED ADJACENT TO MOORFIELDS MERSEYRAIL STATION, FRONTING ONE OF THE MAIN ROADS WITHIN THE CITY CENTRE. ACCESS TO THE NATIONAL MOTORWAY NETWORK IS EXCELLENT VIA THE M62, M58, M53/56, AND M57 - THE MOST COMPREHENSIVE REGIONAL NETWORK IN THE UK.

LIVERPOOL LIME STREET STATION IS JUST ONE STOP AWAY BY MERSEYRAIL. THIS PROVIDES A LINK TO REGULAR DIRECT SERVICES TO LONDON EUSTON (OVER 50 TRAINS PER DAY), MANCHESTER, MANCHESTER AIRPORT, BIRMINGHAM, LEEDS, HULL, NEWCASTLE AND DESTINATIONS THROUGHOUT THE UK.

LIVERPOOL'S JOHN LENNON AIRPORT IS SITUATED 7 MILES SOUTH OF CITY SQUARE. IT IS THE UK'S FASTEST GROWING REGIONAL AIRPORT WITH DIRECT FLIGHTS TO AMSTERDAM, BARCELONA, BELFAST, BRUSSELS, DUBLIN, JERSEY, GENEVA, MADRID, MALAGA, PARIS AND BEYOND.