

# 2-3 ATLANTIC WAY

SECTION 2, DEMPSTER BUILDING,  
BRUNSWICK BUSINESS PARK, LIVERPOOL L3 4UU

TO LET. FULLY FITTED OFFICE / CALL CENTRE  
LANDMARK WATERFRONT LOCATION  
AMPLE ON-SITE CAR PARKING  
EXCELLENT TRANSPORT LINKS

26,682 - 34,190 SQ FT (2,478.84 - 3,176.36 SQ M)



## DESCRIPTION

Dempster Building is a landmark building fronting the River Mersey. 2-3 Atlantic Way comprises a contemporary fully fitted office / call centre fronting Atlantic Way with views over the River Mersey.

The accommodation has an attractive visitor reception situated on the river side of the building and an additional staff entrance on the Summers Road elevation.

The accommodation includes extensive open plan office offices arranged over ground and mezzanine levels together with meeting rooms, attractive break out areas and ancillary facilities.

## SPECIFICATION

- Fully fitted accommodation
- Air conditioning
- Raised access floors
- Passenger lift
- DDA compliant
- Ample on-site car parking
- CCTV monitored estate
- On-site estate management

## FLOOR AREAS

The accommodation has the following net internal floor areas.

Ground	18,522 sq ft	(1,720.75 sq m)
Mezzanine	8,160 sq ft	(758.1 sq m)
<b>Total</b>	<b>26,682 sq ft</b>	<b>(2,478.85 sq m)</b>

Plus potential expansion space at  
1 Atlantic Way, S2 Dempster Building:

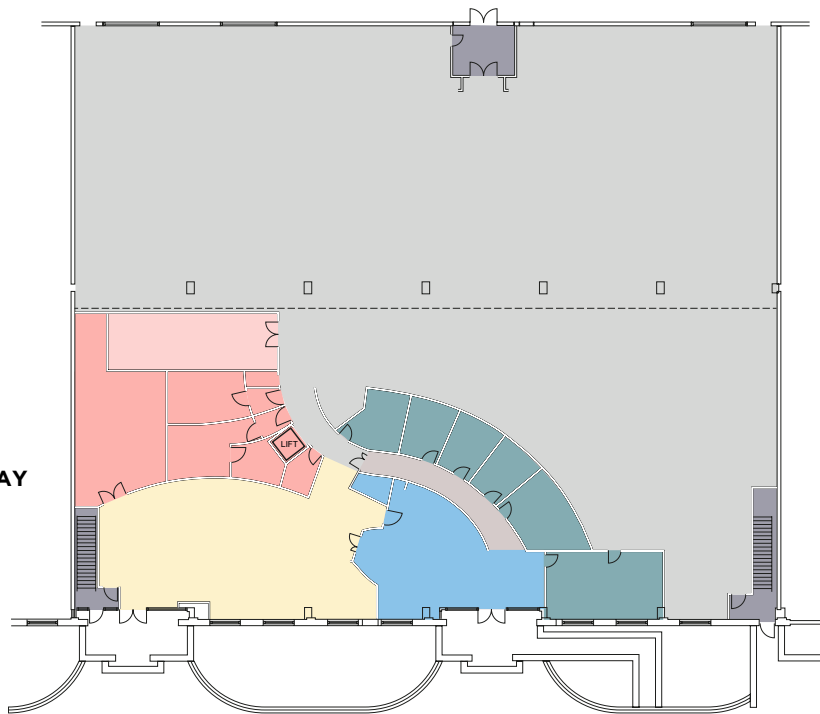
	7,508 sq ft	(697.52 sq m)
<b>Total</b>	<b>34,190 sq ft</b>	<b>(3,176.36 sq m)</b>





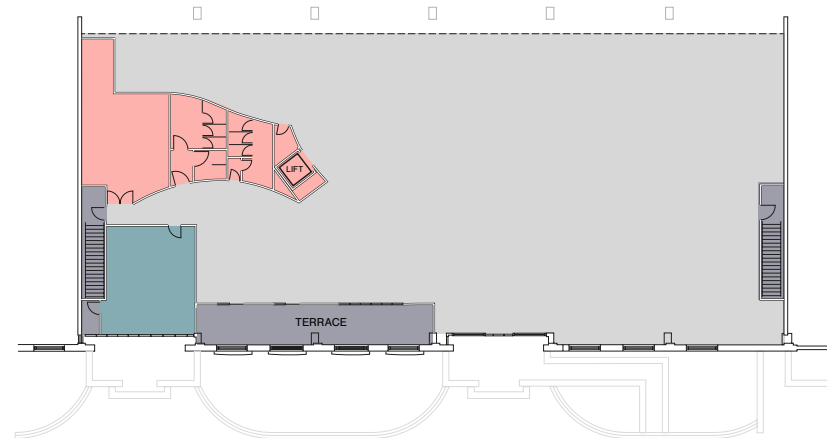


2-3 ATLANTIC WAY  
GROUND FLOOR PLAN



- Reception
- Open plan workspace
- Meeting Rooms
- Breakout area
- WC / plant / ancillary
- Server Room

2-3 ATLANTIC WAY  
MEZZANINE FLOOR PLAN



ATLANTIC WAY

## INDICATIVE SPACE PLANS

**TOTAL DESKS** 438

### GROUND FLOOR

Desks	274
Hot Desks	40

### Meeting Rooms

4 person	2
5 person	3
7 person	1
8 person	2

**Canteen** 48

### Toilets

Female	4
Male	8
Disabled	1

### MEZZANINE FLOOR

Desks	104
Hot Desks	20

### Meeting Rooms

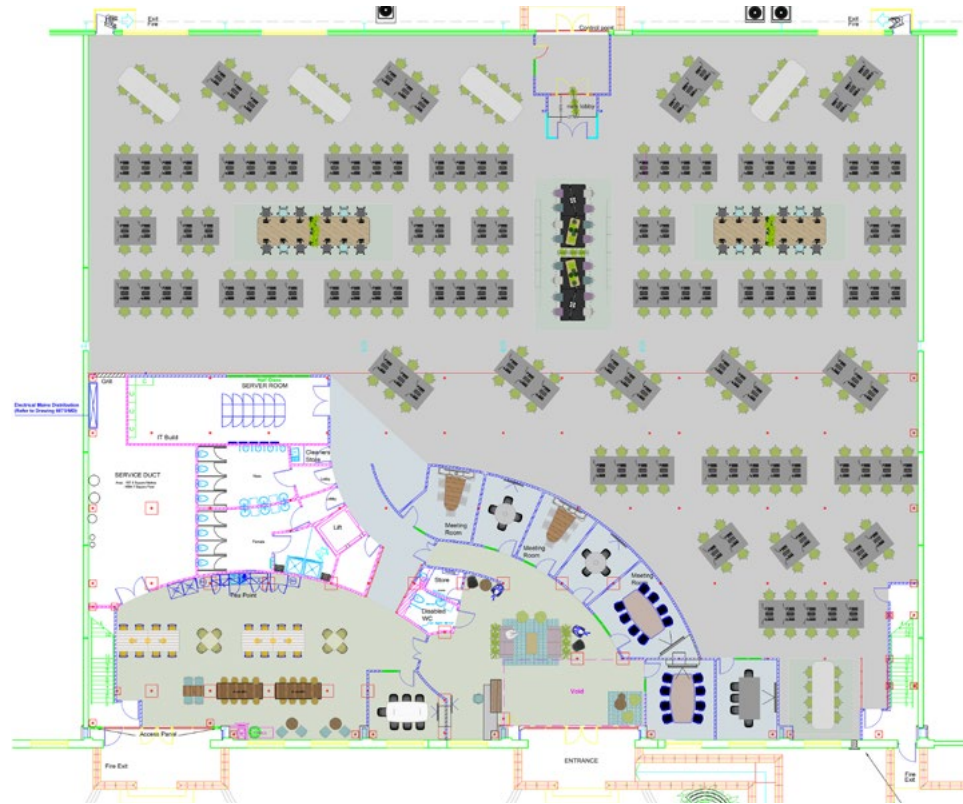
5 person	2
12 person	2
14 person	1

**Kitchen Space** 12

### Toilets

Female	3
Male	5

### GROUND FLOOR



### MEZZANINE FLOOR















LIVERPOOL CITY CENTRE

DELIFONSECA

BEAN CAFE

A5036 SEFTON STREET

PURE GYM

BRUNSWICK STATION

CENTURY BUILDING

SUMMERS ROAD

COSTA COFFEE /  
SUBWAY / WILD LOAF

ATLANTIC WAY

POTENTIAL EXPANSION SPACE

DEMPSTER BUILDING

RIVER MERSEY



## PRIME LOCATION

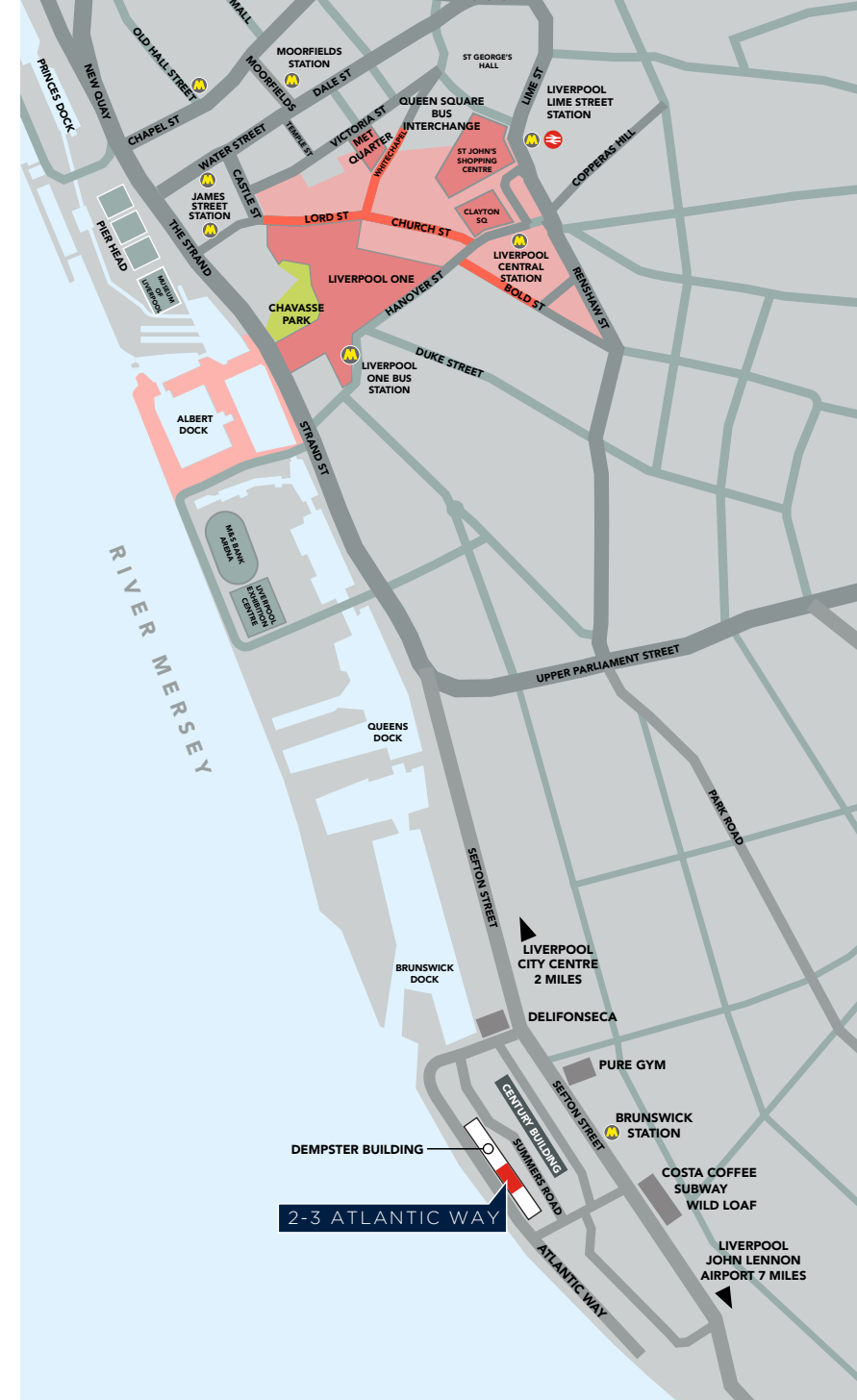
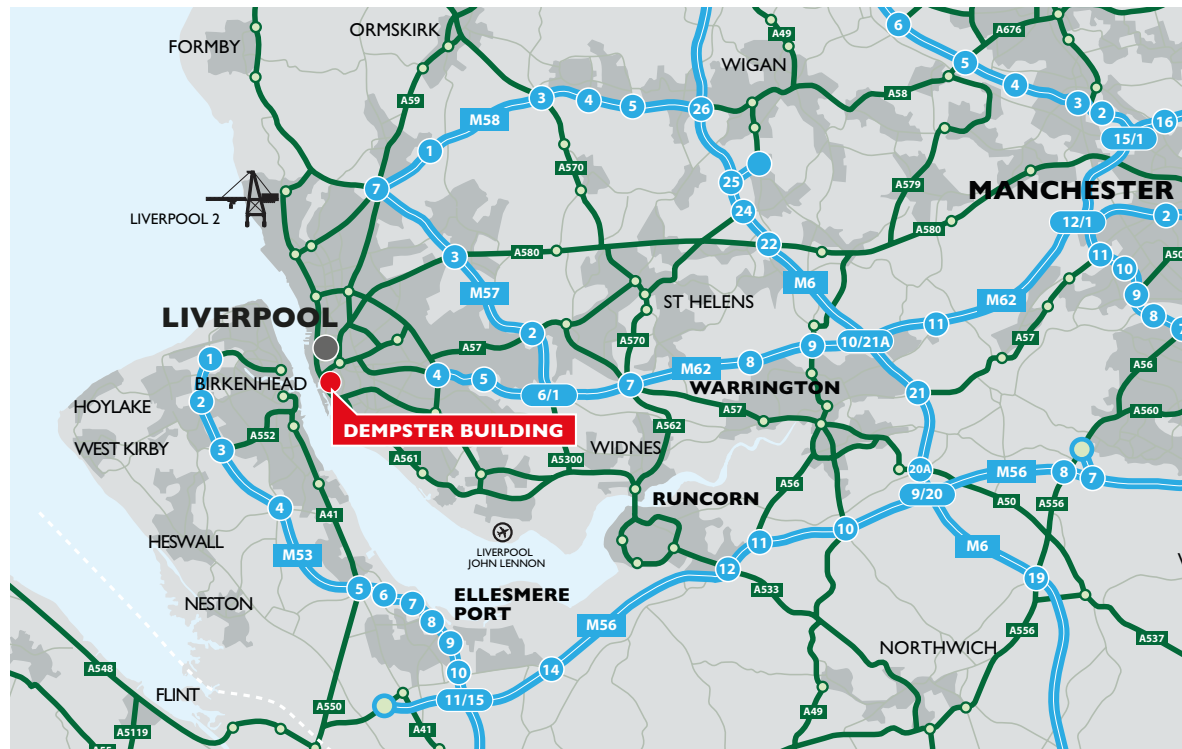
Brunswick Business Park is in a prime riverside location approximately 2 miles south of Liverpool City Centre.

The area contains a vibrant mix of commercial uses including offices, showrooms, leisure uses, industrial units, car dealerships, restaurants, cafés & residential.

Brunswick Business Park is accessed from Sefton Street (A5036), a primary route linking north and south Liverpool, providing links to the inner ring road and Mersey Tunnels connecting the city of Liverpool to the Wirral.

Brunswick Station is situated within walking distance directly opposite the business park providing access to local destinations and main line

services at Liverpool Lime Street. Liverpool John Lennon Airport is situated approximately 7 miles to the south.







### TERMS

The accommodation is available from November 2024 by way of a new lease on terms to be agreed.

### SERVICE CHARGE

A service charge is levied in respect of the landlord's costs of estate management, building and common area maintenance and provision of services used in common.

### EPC

EPC rating C68.

### VAT

Unless otherwise stated all sums will be the subject of VAT at the prevailing rate.

### FURTHER INFORMATION / VIEWING

Please contact the joint agents:



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SUBJECT TO CONTRACT

#### Misdescription Act

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#### Declaration

Directors of Mason Partners have an interest in the property.