

# DBH The Liverpool Film Studios

**DBH**  
Serviced Business  
Centres Ltd



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**DBH The Liverpool Film Studios**

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## DBH The Liverpool Film Studios

The Liverpool Film Studios business complex is designed to meet the needs of any organisation requiring quality business space. The centre has been developed with flexibility and suitability in mind and provides a variety of accommodation types from highly specified offices through to light industrial units incorporating office space.

The high specification office space can accommodate organisations requiring between 1 and 200 workstations.

Light industrial units range from 932 - 1548 sq ft

Two meeting rooms are available holding 6 and 14 people respectively

### The Location

The Liverpool Film Studios are located just 1 mile North of the world renowned city centre and benefits from ease of access via an extensive road, rail, air and sea transport network.

As hosts of the 2008 Capital of Culture, Liverpool is alive with regeneration and development projects. Our complex is situated next to the historic Leeds/Liverpool canal and offers the perfect setting for business growth and networking opportunities.

- Self contained secure site within short distance from city centre
- Highly accessible location with excellent transport links
- Good local shops and amenities
- On Site Cafe

## High Specification Serviced Offices

Furnished with high quality, modern furniture, a striking reception and professional on site staff, the office building provides its occupants with a comfortable and practical working environment coupled with a highly professional image.

### Light Industrial Units

A variety of different sized units with self contained furnished office, kitchenette and toilet facilities are available on fully serviced and flexible terms. With a roller shutter access these units have been finished to a high specification with a fully furnished office, surface mounted power, telephone/data cabling, heating, lighting, kitchen and toilet facilities.

### Terms

All accommodation is provided on flexible "all inclusive" licences with high specification furniture and telephone equipment. Terms are primarily offered on a monthly basis with options to extend where appropriate. Tailor made packages can also be created to suit individual client needs.

### Features

- On-site parking
- 24/7 access & security monitoring
- Call answering & reception services
- On site management team
- Access to meeting rooms
- State of the art telephony
- High speed internet connectivity.

## DBH Office Licence Fees Include:

### Set Up Costs

#### Office

- Furniture
- Power/lighting installation
- Furnishings (carpet/painting/blinds)
- Partitioning
- Security/Fire alarm
- Keys

#### Kitchen

- Units & installation
- Equipment

#### Reception/Common areas

- Furniture
- IT
- Pictures
- Plants
- Fire extinguishers

#### Meeting room(s)

- Furniture
- Drinks machine
- Pictures
- Plants

#### Telecoms

- System purchase
- Data cabling & equipment
- Installation, programming & training

#### Professional fees

- Solicitor
- Surveyor

### Running Costs

#### Landlord

- Rent
- Service Charge
- Building insurance

#### Council

- Business Rates

#### Cleaning/Refuse

- Waste disposal
- Cleaning contract
- Window cleaning
- Sewerage

#### Telecoms

- Line rental
- System maintenance

#### Security

- Alarm maintenance
- Monitoring/callout service

#### Utilities

- Water
- Electricity
- Gas

#### Repairs & maintenance

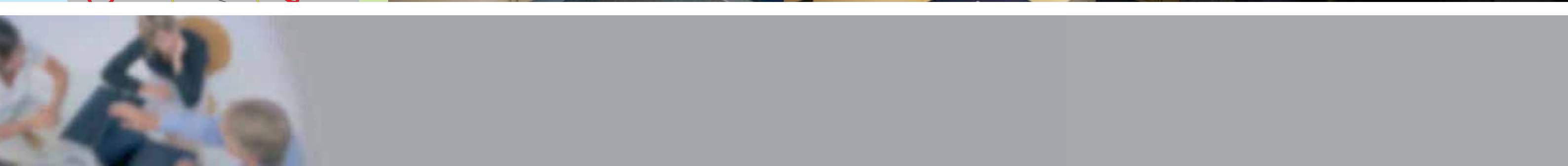
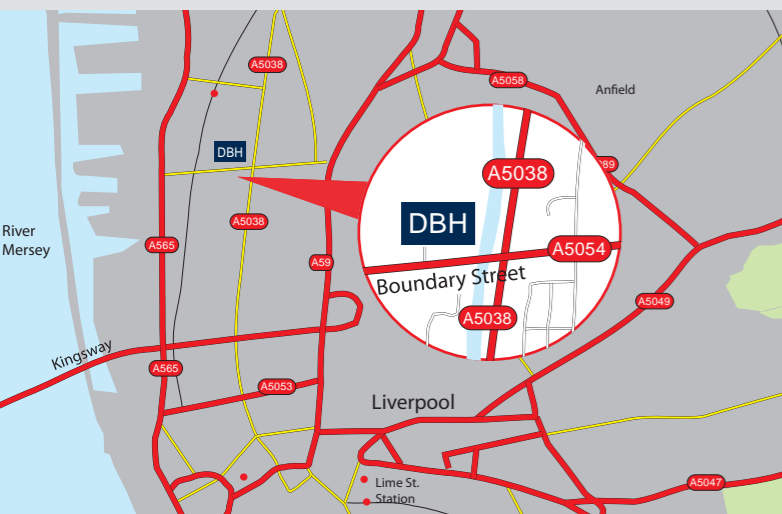
- Contractor labour costs
- Materials & consumables

#### Staffing

- Telephonist/Receptionist/Secretary
- Business Centre Manager time
- Accountant administration
- Recruitment fees/Staff on costs
- Staff training

#### Car parking

- Parking charges
- Parking rates



## Additional Products & Services

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### Offices by the day

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Should a client wish to meet you at your premises, we can provide you with a fully furnished office or room on a daily basis. This is an ideal option for home workers who need to create the right impression with their customers but do not need a permanent office. Each office would normally be provided with:

- 1 desk
- 2 visitor chairs
- Telephone
- Broadband connection
- Use of reception service

Different furniture can be provided (if available in the centre) to suit your needs, whether you are using the room for a financial consultation with a customer through to a more personal consultation with a patient.

### Meeting Room Hire

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We have meeting room facilities that can be hired on an hourly, 1/2 day or daily basis. The rooms can be set out in a number of different ways and can be used for:

- Interviews
- Board meetings
- Training sessions
- Presentations

Facilities can be hired by both internal and external organisations.

Meeting room hire on an hourly, 1/2 day and daily basis is more economical than rooms charged on a per delegate basis.

A number of catering options are available in addition to the normal tea/coffee/water refreshments.

### Virtual Office

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Our Virtual Office service is ideal for those wishing to create a professional, larger organisation image but are not yet ready to expand. It is also useful if you need to create a regional presence.

The service is also a benefit if you need someone to take calls for you in your business name, when you are occupied with client / supplier meetings, paperwork and all those time consuming tasks you perform in keeping your business running.

With a Virtual Office, we provide you with a telephone number and either answer the calls in your business name or forward them directly to you. The service also provides you with the ability to use our address for your post.

If you do not need the call answering element of the service, then we can just provide you with a mailbox for receipt of your post.

### Broadband

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We have a range of Broadband packages designed to suit the needs of you and your business.

### Administration & Support

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Secretarial support and administration services are available from our professionally trained on site team. Whether you need a letter typed, a mailing sent out or some administrative work undertaken, our staff are ready and willing to help.

#### Misdescription Act

The agents on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by the agents has any authority to make or give any representation or warranty whatever in relation to these properties.

SUBJECT TO CONTRACT. Published April 2009.

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