

LIVERPOOL  
WATERS



# No.1 PRINCES DOCK





# LIVERPOOL

The Liverpool City Region is attracting inward investment and international business.

With new restaurants, bars and legendary nightlife, alongside waterfront and cultural attractions, this is a place where people want to live, work and play. Benefiting from beautiful coastline and countryside, quality of life matters here.



**£10 BILLION** investment planned in the City Region



**GVA TO DOUBLE** to £1.75 billion by 2030



**WORKFORCE** 6 million within an hour



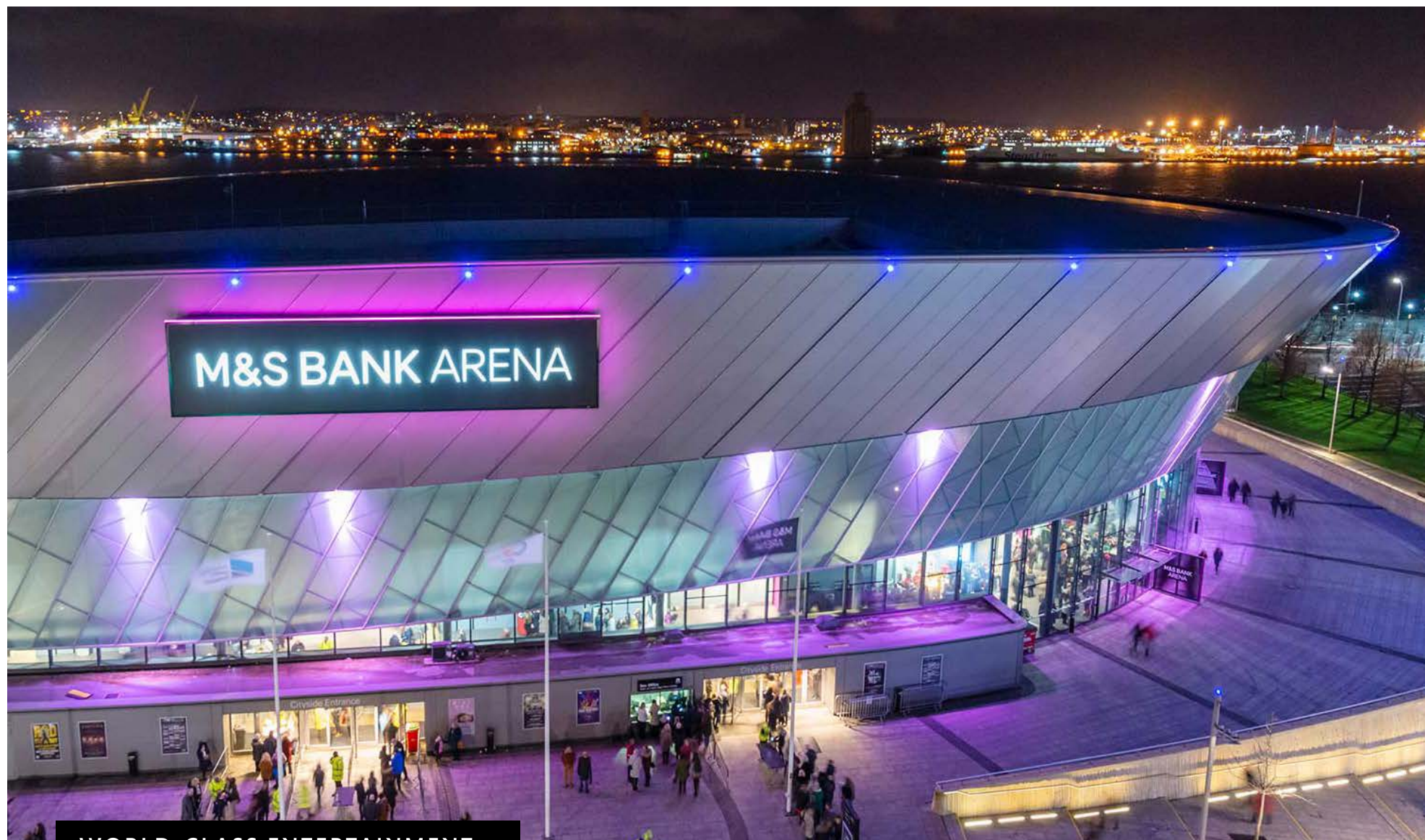
**2 MAJOR AIRPORTS** within 45 minutes' drive



**4 UNIVERSITIES** and over 213,000 students



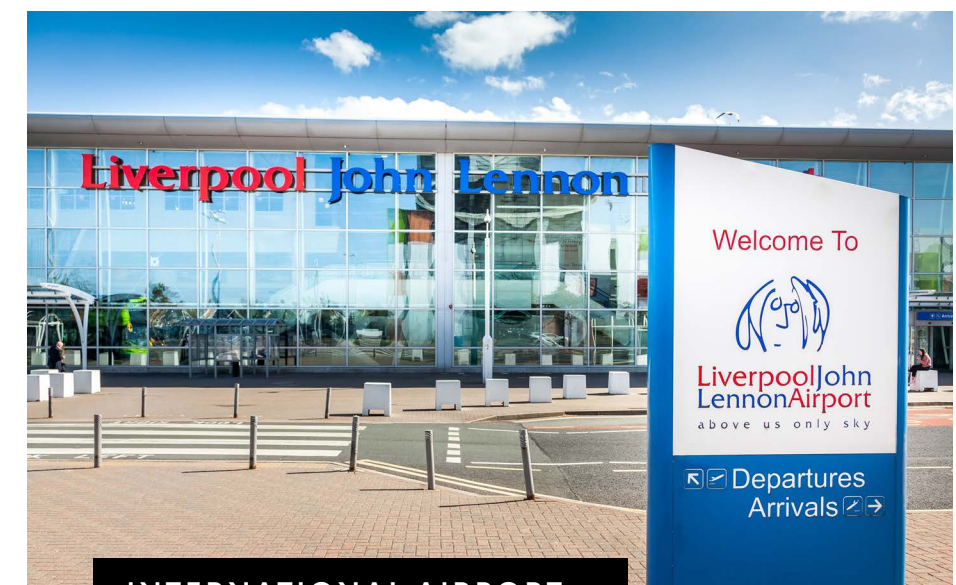
**DIRECT TRAINS** to London and Manchester



**WORLD-CLASS ENTERTAINMENT**



**4 UNIVERSITIES**



**INTERNATIONAL AIRPORT**







# LIVERPOOL WATERS

With an estimated value of £5 billion, Liverpool Waters is one of the largest regeneration projects within Europe and the largest single development opportunity in the city.

Covering some 60 hectares and spanning 2.3 km of the city's famous waterfront, Liverpool Waters will see the creation of a new mixed-use city district for Liverpool and bring back to life a swathe of historic dockland.



CRUISE LINER TERMINAL



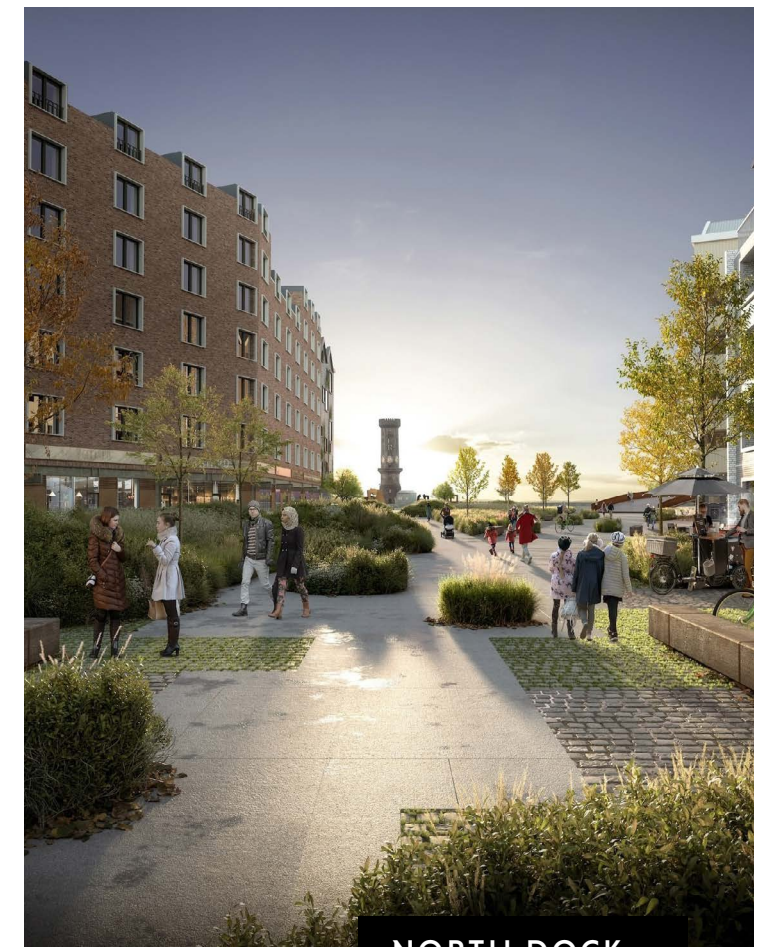
PROPOSED EVERTON STADIUM



PRINCES DOCK



ISLE OF MAN FERRY TERMINAL



NORTH DOCK





# PROGRESS



2,000 people now working within the Liverpool Waters Neighbourhoods.



More than 100 visiting cruise ships planned for 2023, alongside many planned city wide event and waterfront activities at Liverpool Waters.



Over £300m development with Moda Living and Regenda completed and IOM Government Ferry terminal works underway.



Works underway £500m Everton Football stadium to create an iconic international 53,000 seat waterfront stadium.



Detailed planning consent for almost 1,000 apartments which have either completed or are due to commence on site.



Over 200,000 sq ft of completed letting transactions within the existing built office estate.





# SUSTAINABILITY



**SUSTAINABILITY IS A FUNDAMENTAL CONSIDERATION IN OUR COMMERCIAL DEVELOPMENTS AND WE WORK WITH OCCUPIERS TO CHAMPION GOOD PRACTICE.**

**Peel L&P**

Liverpool Waters operates an ISO 50001 certified energy management system.



Design stage predicted EPC rating A

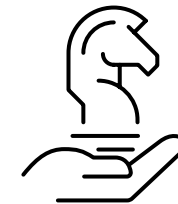
Liverpool Waters is about creating neighbourhoods for the future, considering the environmental impact today for the place of tomorrow. With access to nature at its heart, Liverpool Waters is creating wellness through green travel whilst promoting health activity by connecting communities to waterways and nature. We care about the places we create.

- Magnificent views across the River Mersey and beyond
- Easy access to high quality public green space
- Residential and office space making full use of natural daylight
- Childcare facility at Princes Dock
- A full range of fitness activities available
- Regular community events and festivals organised across Liverpool Waters
- 5 minute walk to city centre amenities and cultural attractions
- Well-connected by bike, boat and bus
- Delivered three Net Zero Carbon office buildings and develop all new commercial buildings to gain a BREEAM Excellent rating

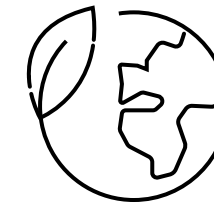


ISO CERTIFIED

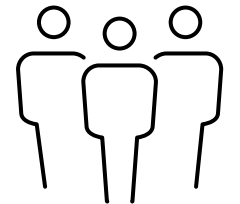
## THE THREE PILLARS OF SUSTAINABILITY



**ECONOMIC INVESTMENT**



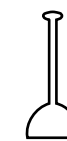
**ENVIRONMENTAL RESPONSIBILITY**



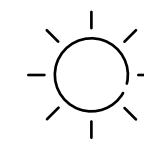
**COMMUNITIES**



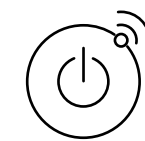
BREEAM rating 'Excellent'



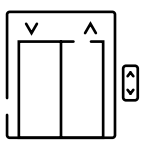
Intelligent lighting control systems



Solar control glazing



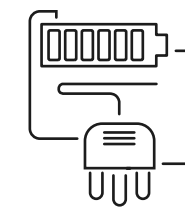
Building energy management system



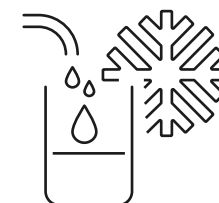
Energy efficient lift technology



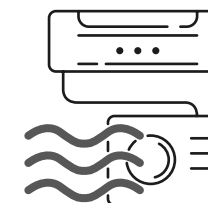
ENERGY SAVING



ENERGY MANAGEMENT



WATER



AIR



**MERSEY HEAT NETWORK**

**DISTRICT HEATING NETWORK AT LIVERPOOL WATERS WILL MAKE USE OF SUSTAINABLE FORMS OF ENERGY INCLUDING GROUND SOURCE, WATER SOURCE AND AIR SOURCE HEATING TO PUMP HOT WATER AROUND THE NEW NEIGHBOURHOODS AS WELL AS THE EXISTING ESTATE.**

# NO.1 PRINCES DOCK

No.1 Princes Dock comprises 162 apartments. We have availability on the ground floor of the building measuring 1,090 sq ft/101 sq m plus possibility of a mezzanine.

The ground floor is situated in an extremely prominent location at the entrance to Princes Dock with an expansive frontage onto William Jessop Way and an enviable waterfront vista.

This is an exceptional opportunity on the ground floor of the building for a leisure operator or retailer looking to have a base in the heart of Liverpool Waters.

## ACCOMMODATION

The premises are arranged over ground floor only.

## GROUND FLOOR

The space has a floor to ceiling height of 6.5 m capable of accommodating a mezzanine level.

## LEASE

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed and subject to five yearly rent reviews.



## RENT

Upon application.

## PLANNING

The premises benefits from A1, A2, A3, A4, and B1 planning consent.

## RATES

Interested parties are advised to contact the Local Authority via their website: [www.voa.gov.uk](http://www.voa.gov.uk)

## VAT

All prices quoted are exclusive of, but may be liable to VAT.

## LEGAL COSTS

All parties are responsible for their own legal costs incurred in the transaction.

## EPC

The premises have an energy performance asset rating of B. A full copy of the EPC certificate is available upon request.



# LIVERPOOL WATERS



## COMMERCIAL SPACE

- 1 No. 5 Princes Dock
- 2 No. 8 Princes Dock
- 3 No. 10 Princes Dock
- 4 No. 12 Princes Dock

## HOTEL

- 5 Titanic Hotel
- 6 Radisson Blu Hotel
- 7 Mercure Liverpool Atlantic Tower
- 8 Proposed Cruise Liner Terminal Hotel
- 9 Malmaison Hotel
- 10 Crowne Plaza Hotel
- 11 Inside by Melia

## TRANSPORT

- 12 Sandhills Train Station
- 13 Moorfields Train Station
- 14 Proposed IoM Ferry Terminal
- 15 Proposed Cruise Liner Terminal
- 16 James Street Train Station
- 17 Princes Dock Multi Storey Car Par
- 18 Isle of Man Ferry Terminal
- 19 Mersey Ferry Terminal
- 20 Temporary Cruise Liner Termina
- 21 Moorfields on Old Hall Street

## LEISURE ATTRACTIONS

- 22 Pier Head
- 23 Royal Liver Building
- 24 Anfield
- 25 Goodison Park
- 26 New Everton FC Stadium
- 27 Museum of Liverpool
- 28 Central Dock Park

## RESIDENTIAL

- 29 Plaza 1821
- 30 Alexandra Tower
- 31 Quay Central
- 32 Park Central
- 33 The Lexington
- 34 No. 1 Princes Dock
- 35 Waterloo Warehouse

## FOOD AND DRINK

- 36 Panoramic 34
- 37 Bean Coffee Shop
- 38 Cargo Restaurant
- 39 Brasco Lounge
- 40 Alchemist
- 41 Matou
- 42 Riva
- 43 Sky Bar
- 44 Mowgli

- 45 Gino D'Acampo
- 46 Rudy's
- 47 San Carlo

## AMENITIES

- 48 Holyrood Nursery
- 49 The Store
- 50 Harbour Leisure and Fitness Club



# PRINCES DOCK



PRINCES DOCK IS THE FIRST PHASE  
OF LIVERPOOL WATERS AND IS LOCATED  
ADJACENT TO THE ICONIC ROYAL LIVER  
BUILDING WITH PANORAMIC VIEWS  
ACROSS THE RIVER MERSEY.

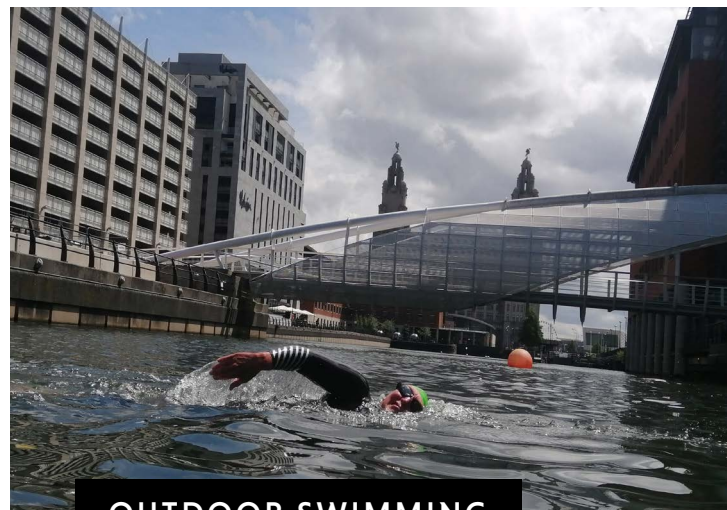
PRINCES DOCK IS A WORLD CLASS  
BUSINESS DESTINATION AND  
LEISURE COMPLEX, LOCATED  
IN THE HEART OF THE CITY.





# A PLACE TO WORK, LIVE AND THRIVE

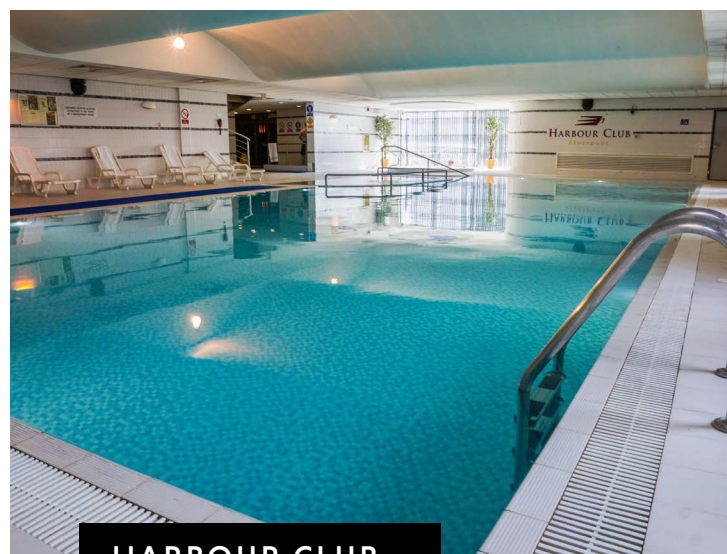
A NEIGHBOURHOOD  
ROOTED IN HISTORY,  
DESIGNED FOR THE  
FUTURE



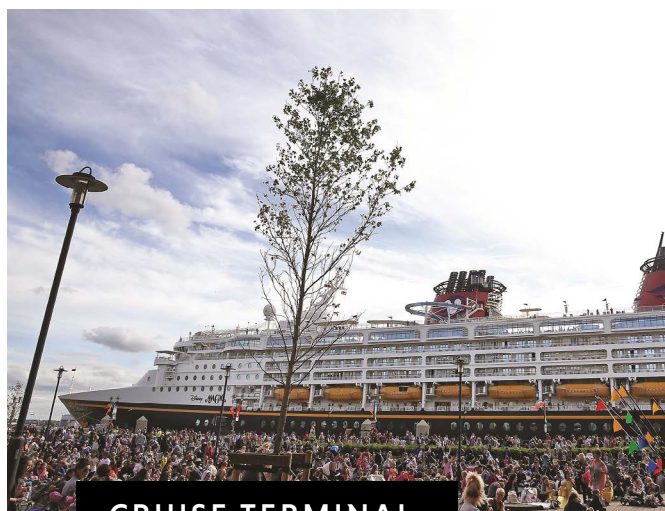
OUTDOOR SWIMMING



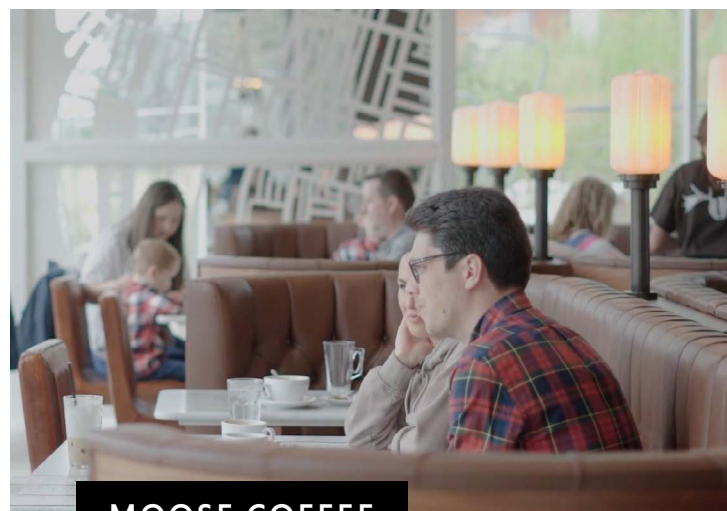
DRAGON BOAT RACE



HARBOUR CLUB



CRUISE TERMINAL



MOOSE COFFEE



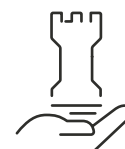
INTERNATIONAL  
CRUISE LINER  
TERMINAL



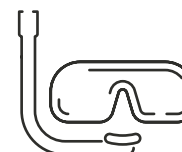
COFFEE SHOPS  
& RESTAURANTS



MULTI-STOREY  
CAR PARK



HERITAGE WALKS



SCUBA SCHOOL



LEISURE FACILITIES;  
INCLUDING  
MALMAISON  
& CROWNE PLAZA  
HOTELS



## WELL CONNECTED

Liverpool Waters benefits from an established transport network with many ways to access Princes Dock.



TRAIN

Less than a 10min walk from Moorfields Station. Connecting Merseyrail trains to Wirral, North and South Liverpool, and beyond to Lime Street Station for National rail travel, including London.



CYCLE

2km of cycle routes through the heart of Liverpool Waters and directly connecting to the wider city cycleways and secure facilities in Princes Dock



BUS

A dedicated bus station connecting Princes Dock to the wider Merseytravel network.



PARKING

Secure city parking 24/7. At Liverpool Waters you can keep your car close with an array of parking options from contract to pay as you go.



CAR

Road access from the Strand and 24/7 car parking located next to Princes Dock.



EV CHARGING

Electric vehicle charging point and Voi city electric scooter parking locations.



FOOT

Accessible walkways and riverside routes throughout Princes Dock.



# IN GOOD COMPANY

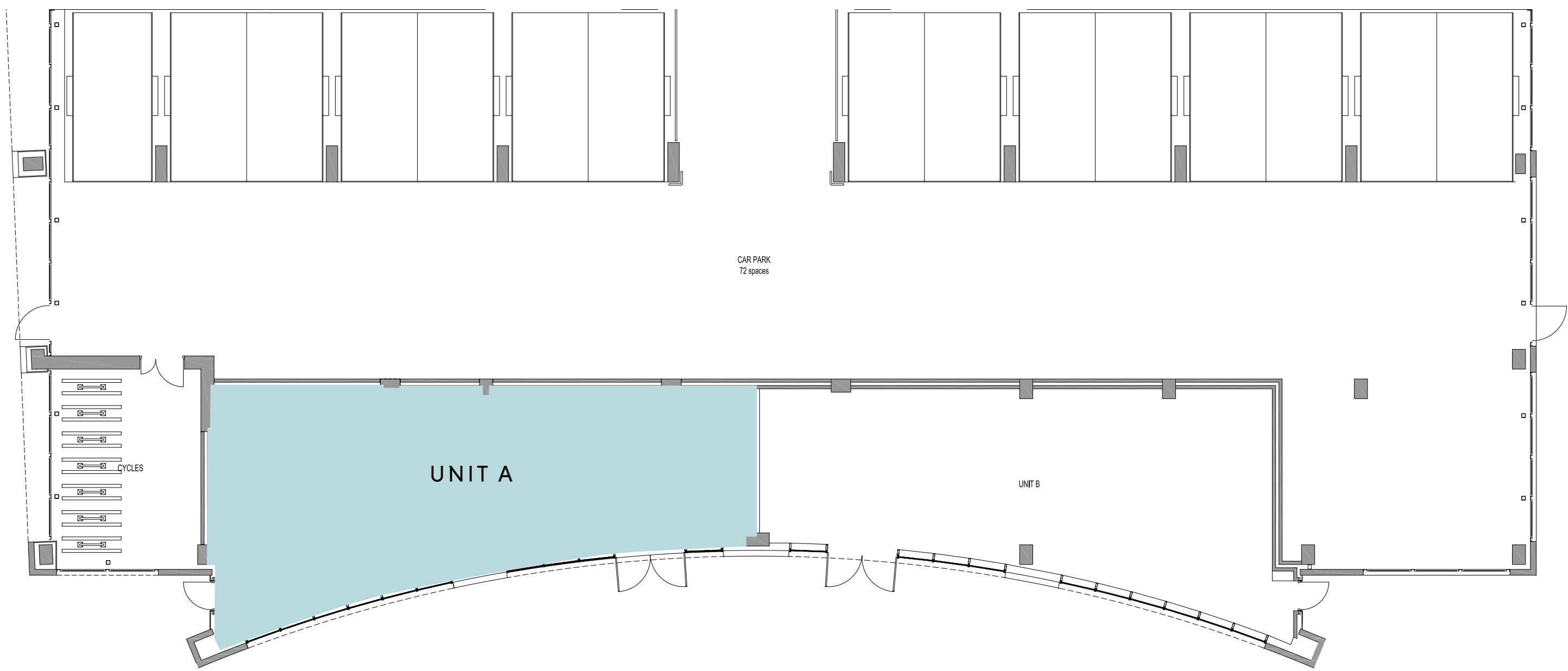


Over 50 local and international businesses  
already operating in Liverpool Waters:





# FLOORPLAN



UNIT A

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1,010 SQ FT  
(93.8 SQ M)



# PEEL L&P

Operating across the UK for over 50 years, the family run, Peel Group and its regeneration arm Peel L&P have been fortunate to have had the opportunity to re-imagine some of the country's historic assets.

We can be trusted to deliver, with a track record of transformative and exciting developments. We created MediaCity to bring the BBC to the North, started a trailblazing project to give homeless people their own front door at Manchester's Embassy Village, and are helping to decarbonise industry and generate low carbon energy at Protos and through our Peel NRE business.

Working with local partners, our nationwide Peel Waters schemes like Liverpool Waters and Wirral Waters are regenerating waterfront destinations into mixed-use sustainable communities, and our innovative homebuilder Northstone is building new energy-efficient family homes in suburban areas.

As part of The Peel Group, Peel L&P strives to make a positive impact on people's lives and we are proud of our legacy. Promoting sustainable development is at the heart of what we do, and we take our responsibilities to the environment seriously. Our people are passionate about the communities we work in, and we value our close partnerships with local groups and charities.

By building homes and creating opportunities, including highly skilled jobs of the future, protecting and improving our open spaces, addressing the climate emergency and our energy needs, Peel L&P will continue to realise possibility and invest in communities for years to come.



**£2.6bn**  
gross assets



**18m sq ft**  
property/  
built estate



**30,000**  
acres of land



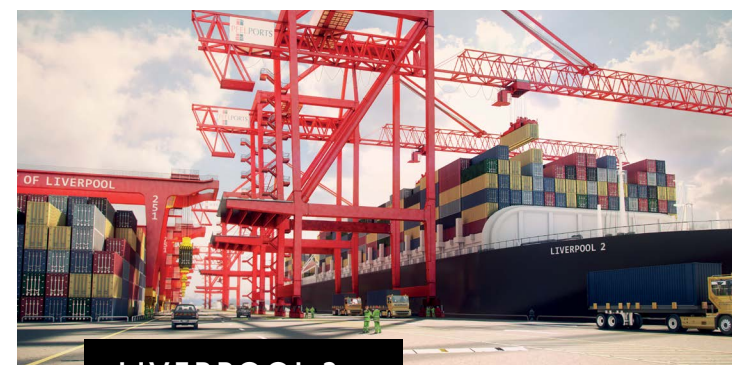
**MEDIA CITY**



**TRAFFORD PALAZZO**



**HYTHE**



**LIVERPOOL 2**

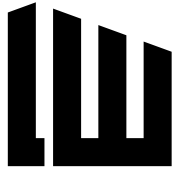


**LIVERPOOL JOHN LENNON AIRPORT**



**GLOUCESTER QUAYS**





**LIVERPOOL  
WATERS**



# No. 1 PRINCES DOCK

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Further information is available from:

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