

A space to make your own

# NO. 1 PRINCES DOCK



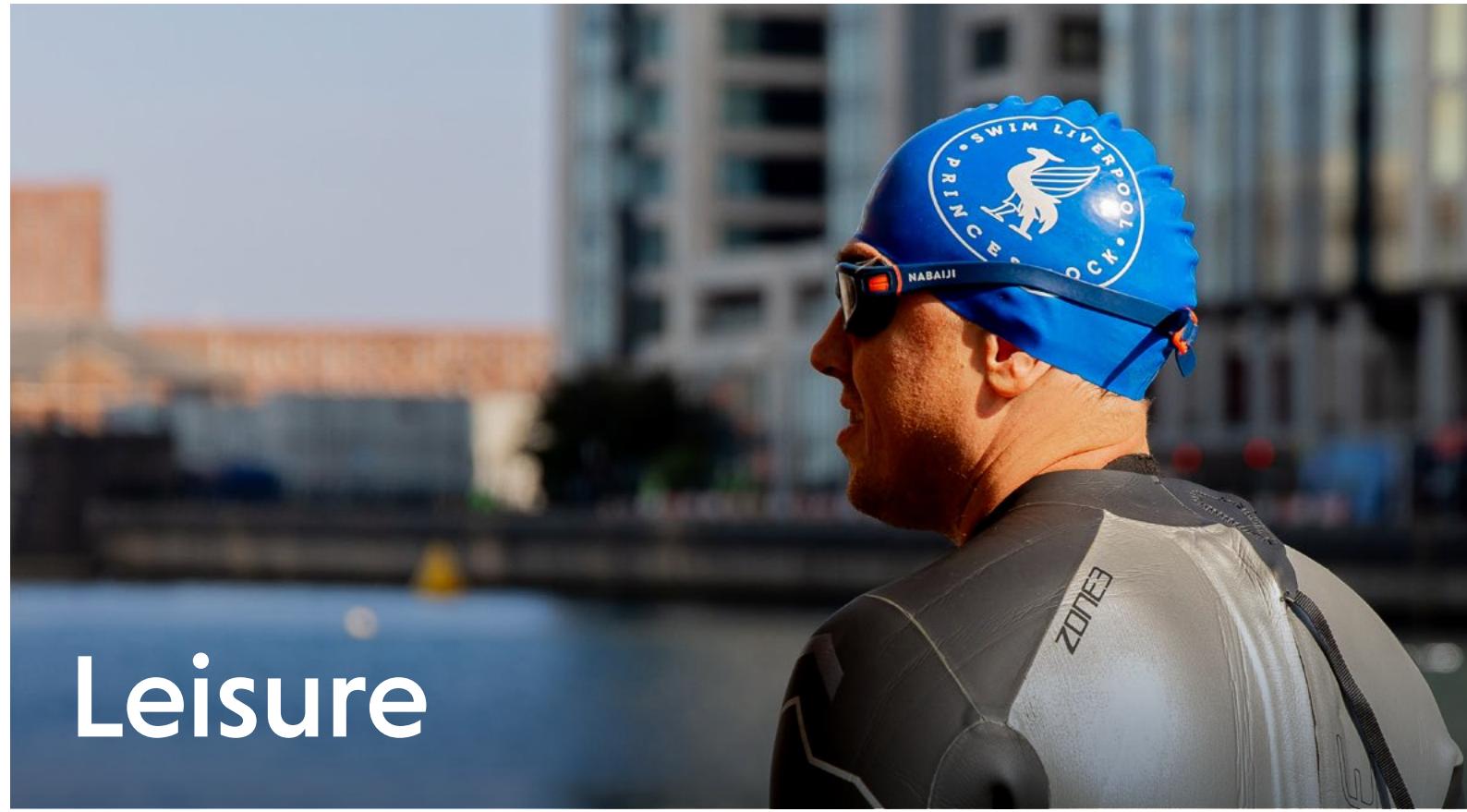


# Discover a place of rhythm and movement.

At Princes Dock we connect people, passion and place, cultivating a natural environment that attracts business, residents and tourists from across the world.

We've built a place of rhythm through world-class facilities, events and amenities, including coffee shops, hotels, dining experiences, saunas and much more.

This is an exceptional opportunity for those leisure operators and retailers seeking representation within this rapidly expanding area.



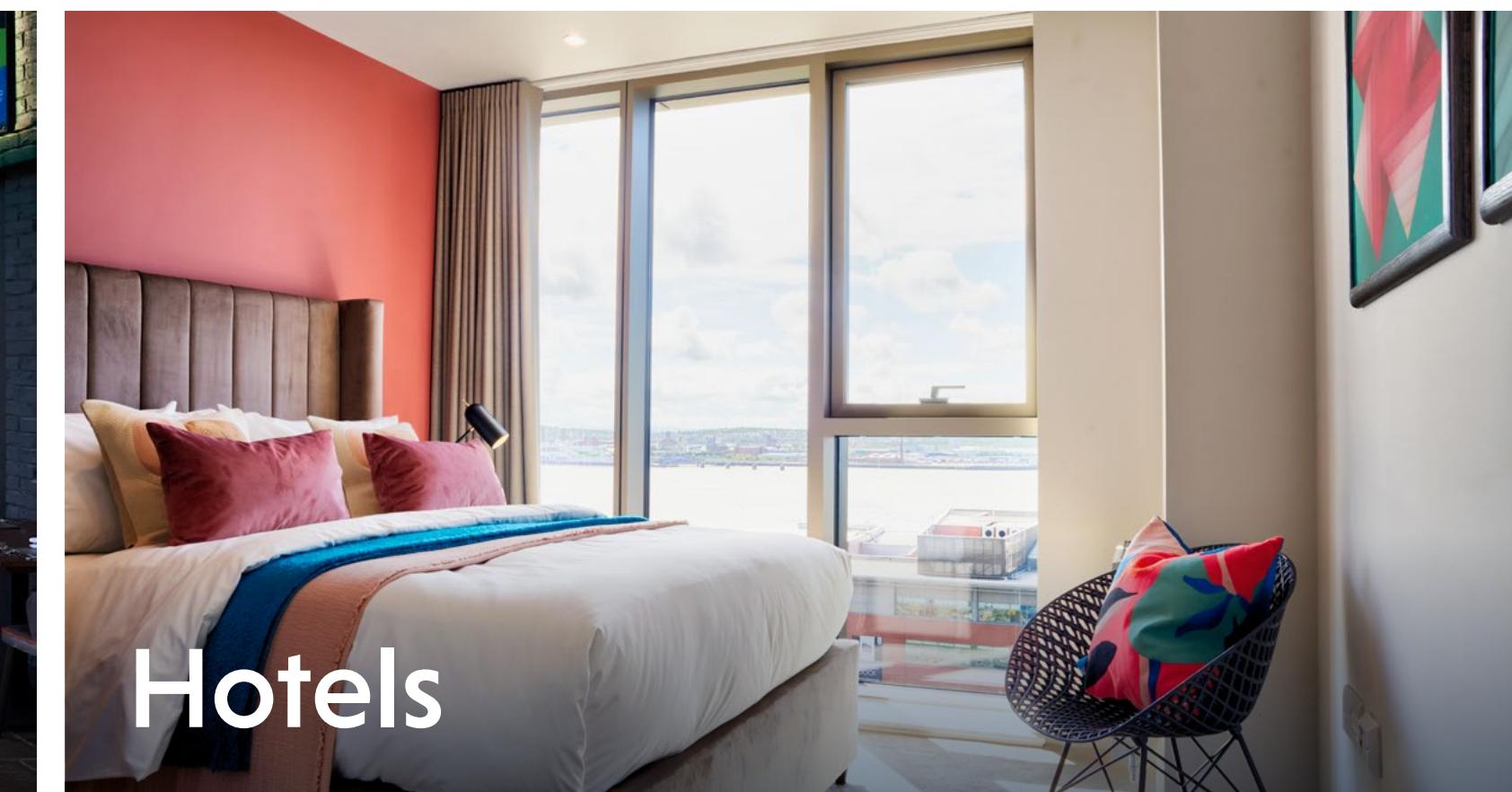
## Leisure



## Wellbeing



## Dining Experiences



## Hotels



## Coffee Shops



## Local Convenience



Hotel



Apartments



Leisure



F&amp;B



Green Space



ISLE OF MAN STEAM PACKET FERRY

LIVERPOOL CRUISE LINER LANDING

RIVER MERSEY

TIMBER JETTY

TITANIC  
MEMORIALLEEDS &  
LIVERPOOL CANALROYAL  
LIVER BUILDING

ST. NICHOLAS PLACE

GEORGE'S  
DOCK GATESCHAPEL  
STREET

PARKING

P

NO. 8  
PRINCES DOCK  
P  
NO. 8 CAR PARKP  
NO. 10  
PRINCES DOCK  
NO. 10  
PRINCES DOCK  
CITY HOSPITALP  
NO. 12  
PRINCES DOCK  
P  
NO. 12  
CAR  
PARKSITE OF  
NEW HOTEL

LIVERPOOL CANAL LINK

P

CROWNE  
PLAZA  
P  
ST. NICHOLAS PLACEP  
MALMAISONP  
NURSERY  
BEAN  
COFFEE  
SAINSBURY'SNO. 5  
PRINCES DOCK  
THE  
LEXINGTON  
MOOSE  
COFFEE  
PLAZA  
1821  
PATAGONIA  
PLACENO. 1  
PRINCES  
DOCK

NEW QUAY

F  
ATH STREETBROOK  
STREETKING EDWARD  
STREET

GILBRALTA ROW

CARGO  
SEAFOOD  
—  
ALEXANDRA  
TOWER

PRINCES PARADE



# No. 1

## Quality space. Natural feel. Prime location.



### Space

- > Princes Dock
- > No. 1
- > Units
- > Features & Specification
- > Technical Information
- > Network
- > Connectivity

### Leisure

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- > Businesses
- > Community

### Liverpool Waters

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# Waterside Space.





# Princes Dock. Energy meets serenity.



This is where waterfront serenity meets city centre energy.

Princes Dock is a world-class business destination and leisure complex in the heart of the city. It's home to incredible views of the iconic Royal Liver Building and panoramic views of the River Mersey.

We are just an 8 minute walk to the city centre and with great connections by bike, boat, train and bus, the city, the nation and the seas are on your doorstep.

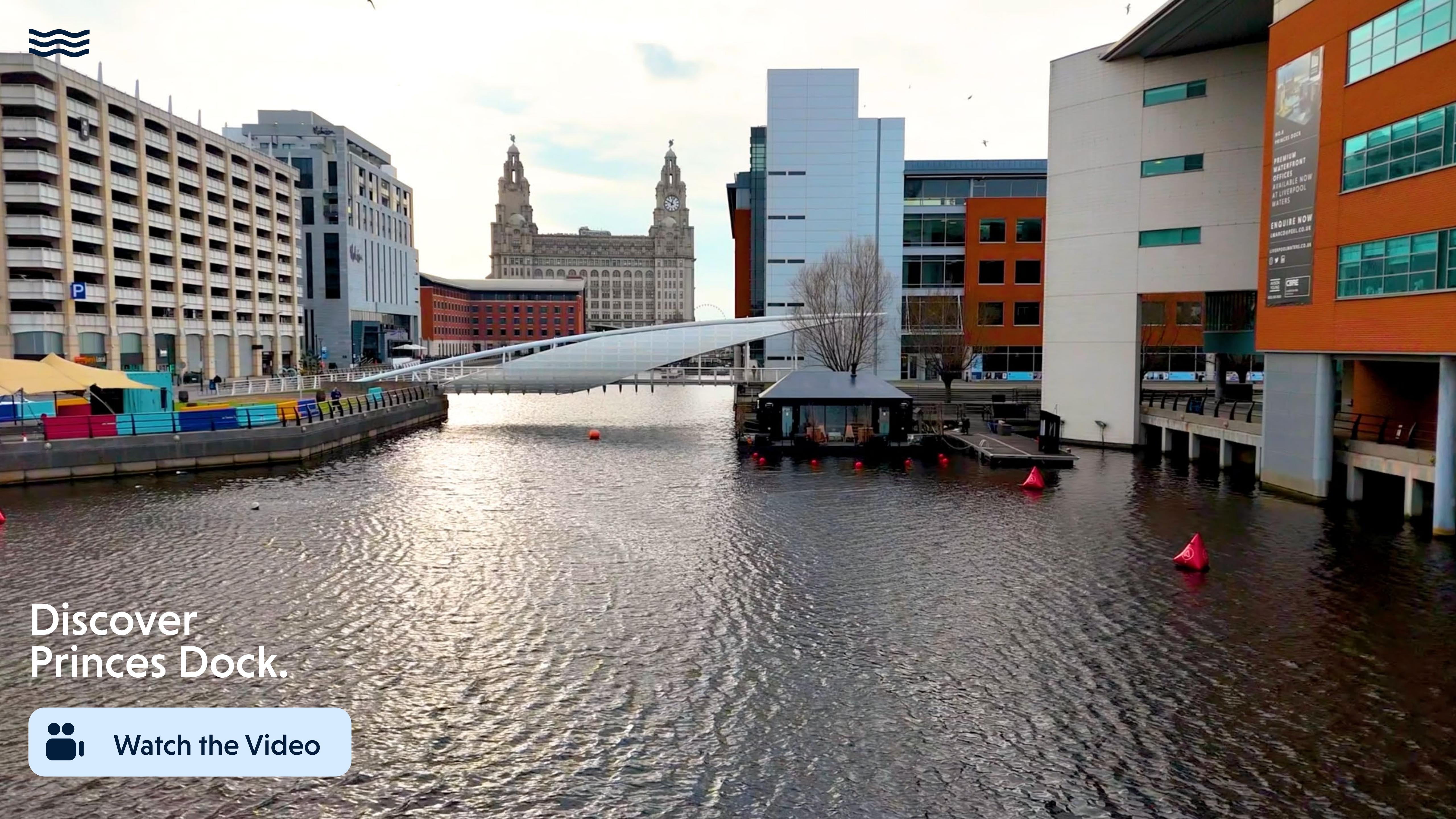




# Discover Princes Dock.



Watch the Video





## No. 1 Commerce flows here.

No. 1 Princes Dock comprises 162 apartments and is fully occupied, with several apartment buildings nearby too. The ground floor commercial space 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. It has significant outdoor space to the front of the building and is en route to the Everton Stadium at Bramley Moore Dock.

“

We love being part of the vibrant Liverpool Waters estate. At Moose Coffee, we have a great location on William Jessop Way overlooking the dock and its fantastic amenities, and we look forward to lots more exciting developments this year.”

Nick van Breemen | Director





## No. 1 A space to make your own.

The units are located on the ground floor, comprising the following approximate areas and dimensions:

- **Unit A:** 1,090 Sq. ft
- **Unit B:** 1,090 Sq. ft

The space also has a floor to ceiling height of 6.5 metres capable of accommodating a mezzanine level if required.



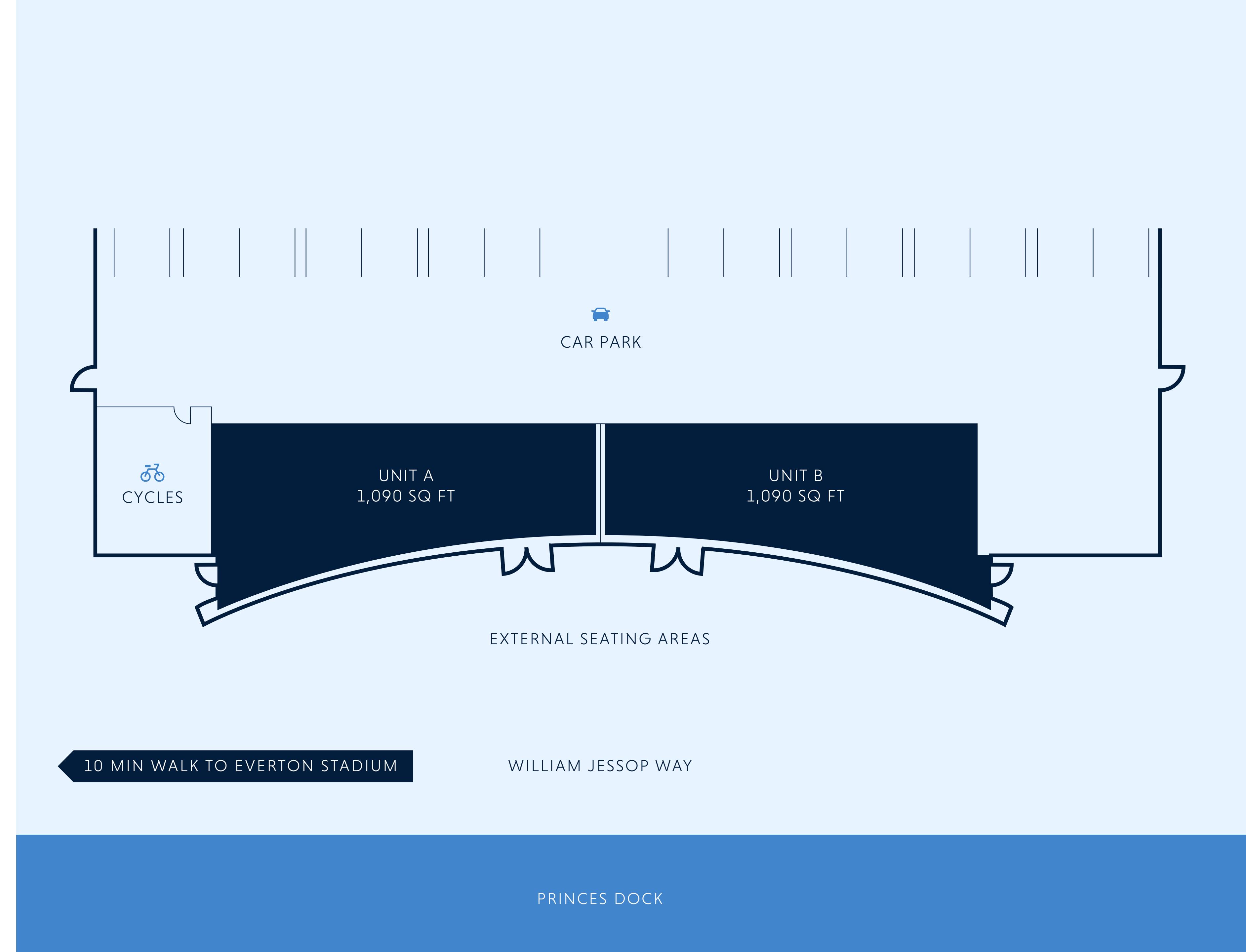


# No. 1 Split configuration.

No. 1 includes two dock facing units accessed via William Jessop Way.

**Unit A:** 1,090 Sq. ft

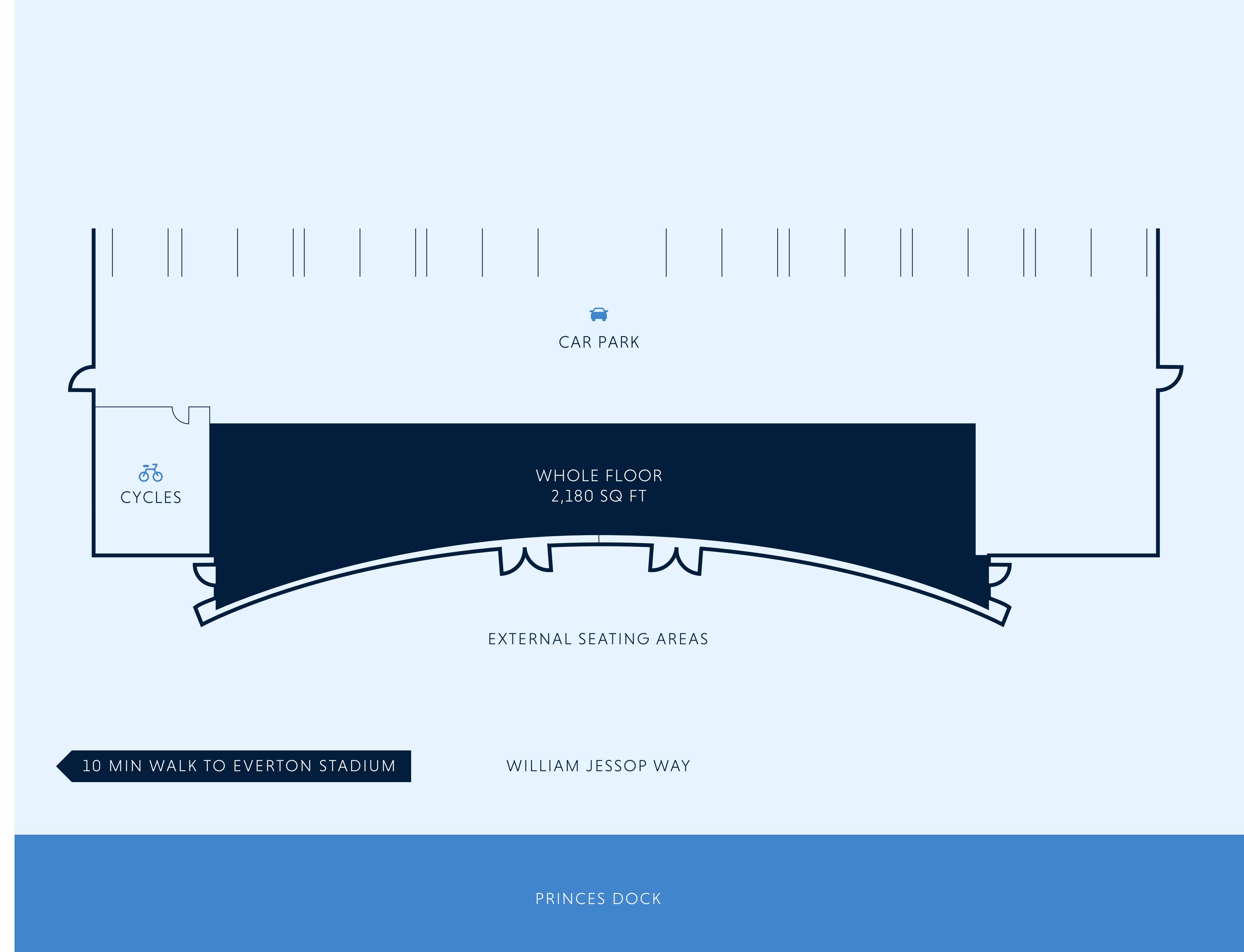
**Unit B:** 1,090 Sq. ft





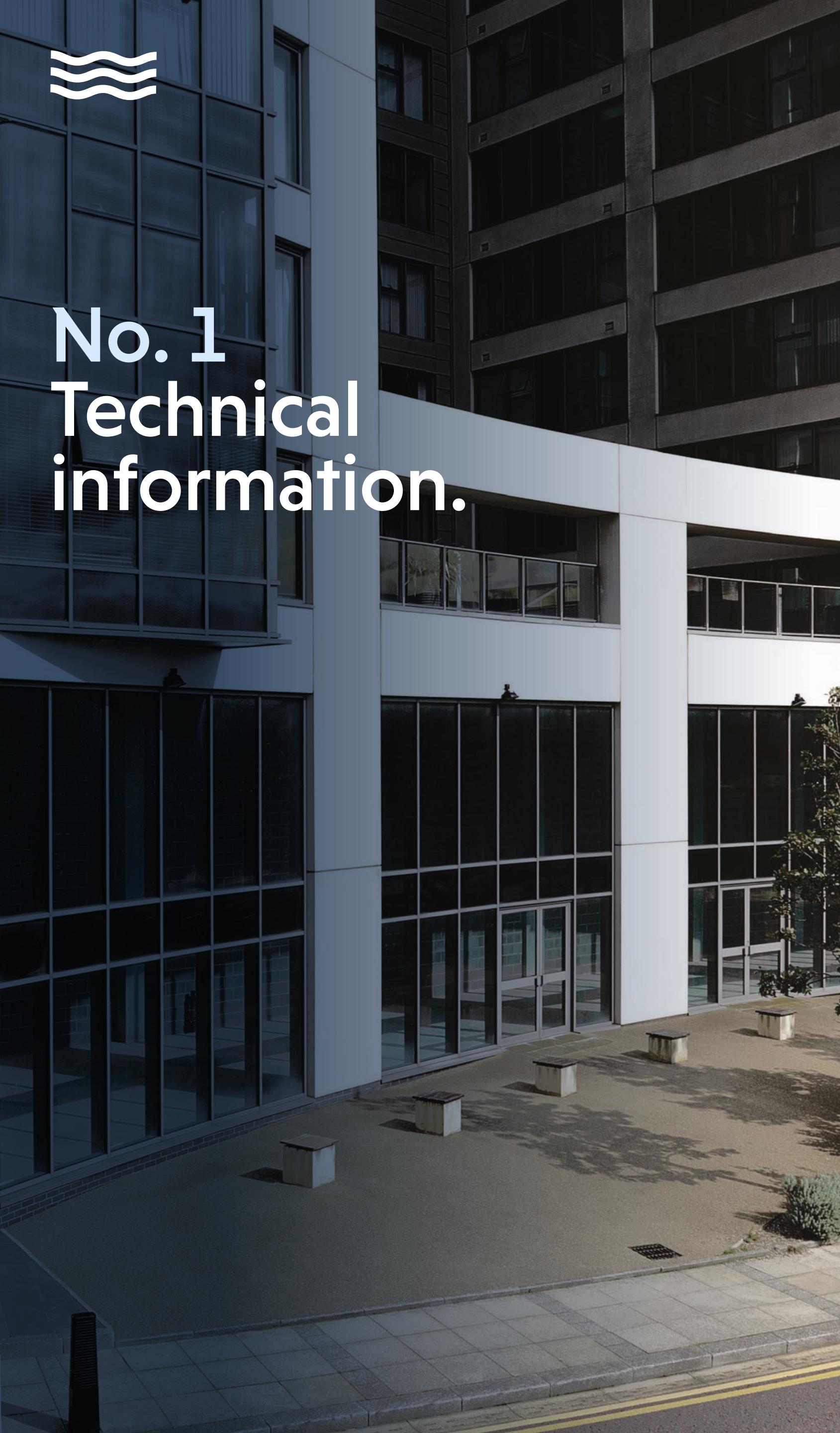
## No. 1 Whole floor configuration.

The two units can be combined to provide a single unit of 2,180 Sq. ft with direct access off William Jessop Way.





# No. 1 Technical information.



## 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 5 yearly rent reviews.



## Rent

Upon application.



## Planning

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



## 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

A full copy of the EPC is available upon request.



# Princes Dock. A dynamic network.

Our dynamic network of local and global businesses ensures you're always surrounded by good company.



# 3,500

People live within  
Liverpool Waters



And many more.



# Princes Dock. In summary.



## Fantastic Facilities

Local childcare, cycling hubs and much more bring footfall to Princes Docks.



## Global Connections

We're connected to the city centre, the UK and beyond.



## Thriving Community

We're home to a community of businesses, residents and public events.



## Food & Drink

We're home to incredible food and drink experiences including Malmaison, Bean and Moose Coffee.



## Net Zero

Since 2020, the Princes Dock neighbourhood has been Net Zero Carbon in operation.

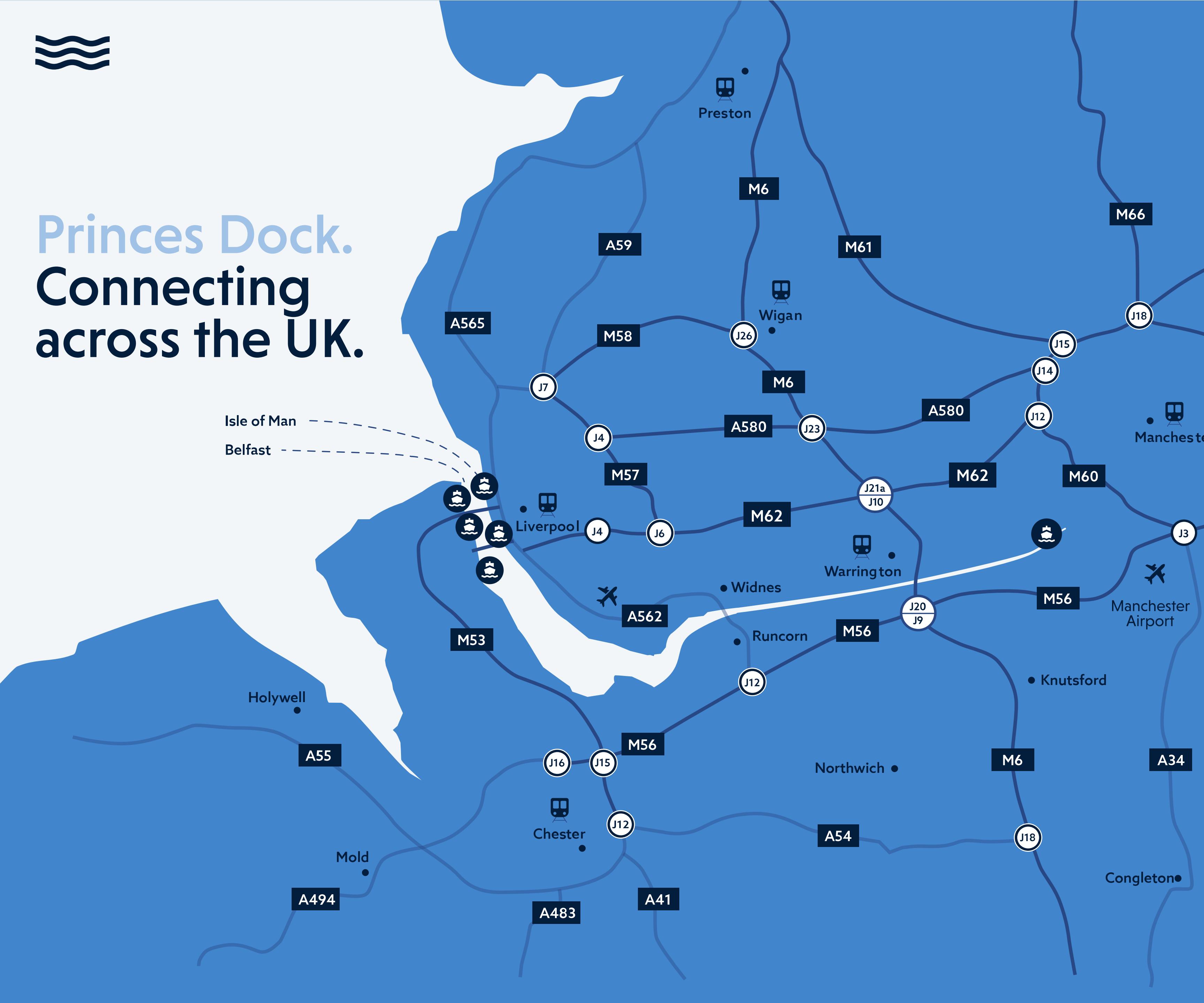


## Well-being Benefits

A natural environment brings well-being and productivity to the forefront.



# Princes Dock. Connecting across the UK.



**8min** walk to Moorfield Station  
**8min** walk to Liverpool One



**50min** train to John Lennon Airport  
**1hr 15** train to Manchester Airport  
**35min** train to Manchester Victoria  
**2hr 30** train to London



**25min** drive to John Lennon Airport  
**50min** drive to Manchester Airport  
**1hr** drive to Manchester Victoria  
**4hr 20** drive to London



Secure **24/7** city parking including contract or pay as you go options.



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



Secure **cycle facilities** in Princes Dock.



# Waterside Leisure.





For the city livers,  
serenity lovers,  
seafarers,  
waterside striders,  
activity seekers,  
business adventurers,  
nature wanderers,  
sport spectators  
and event goers.





# Princes Dock. Harbouring global and local activity.

From everyday comforts to a vibrant calendar of local and global events, Princes Dock is alive with energy. Whether it's a family seeking a day out or a professional looking to unwind, there's always a reason to discover, celebrate, and explore at Princes Dock.





# Businesses. Energising the everyday.

Princes Dock offers the perfect backdrop. With a dynamic mix of leisure and lifestyle, this is where businesses thrive, and customers keep coming back.



**Sainsbury's**



**W Y L D  
S A U N A**



**CREW42**



**bean COFFEE  
ROASTERS**



Holyrood Nurseries  
Princes Dock



## What's here?

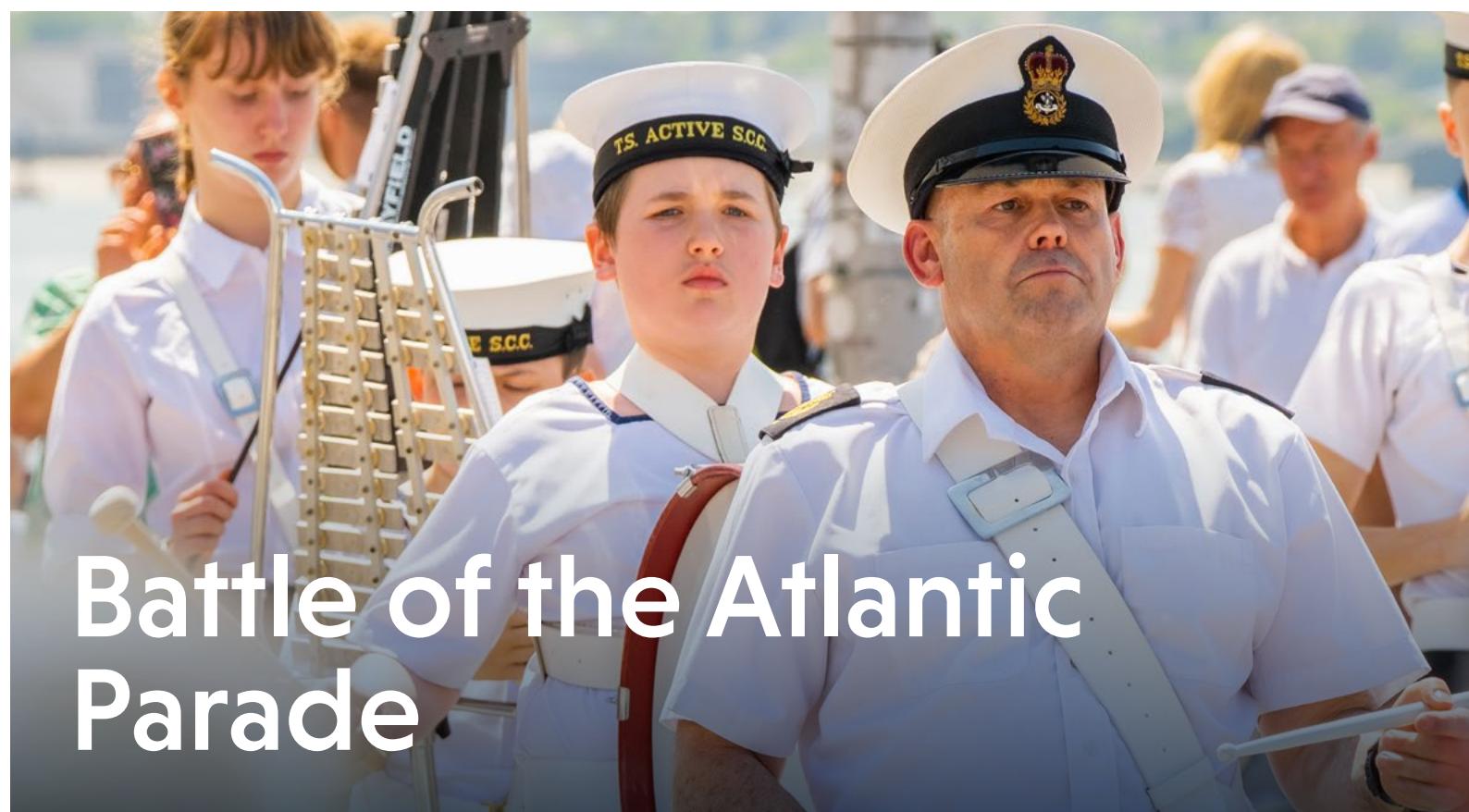
- International Cruise Liner Terminal
- Coffee shops
- Waterside bars and restaurants
- Heritage walks
- On site hotels including Malmaison and the Crowne Plaza.
- Floating sauna and ice baths
- Sainsbury's
- Year-round events programme.





# Events. Building a community.

Princes Dock hosts a vibrant calendar of events that seamlessly blend nature, wellbeing, history, and community. From the lively Last Days of Summer festival to local competitions, wellness experiences, and iconic national celebrations like the Cunard Queen Anne Naming Ceremony, this dynamic destination attracts residents, professionals, and tourists alike.





# Liverpool Waters.





# This is Liverpool Waters.

Liverpool Waters is the transformational waterside development, reimagining and regenerating former industrial docklands into the most exciting, emerging district in Liverpool.

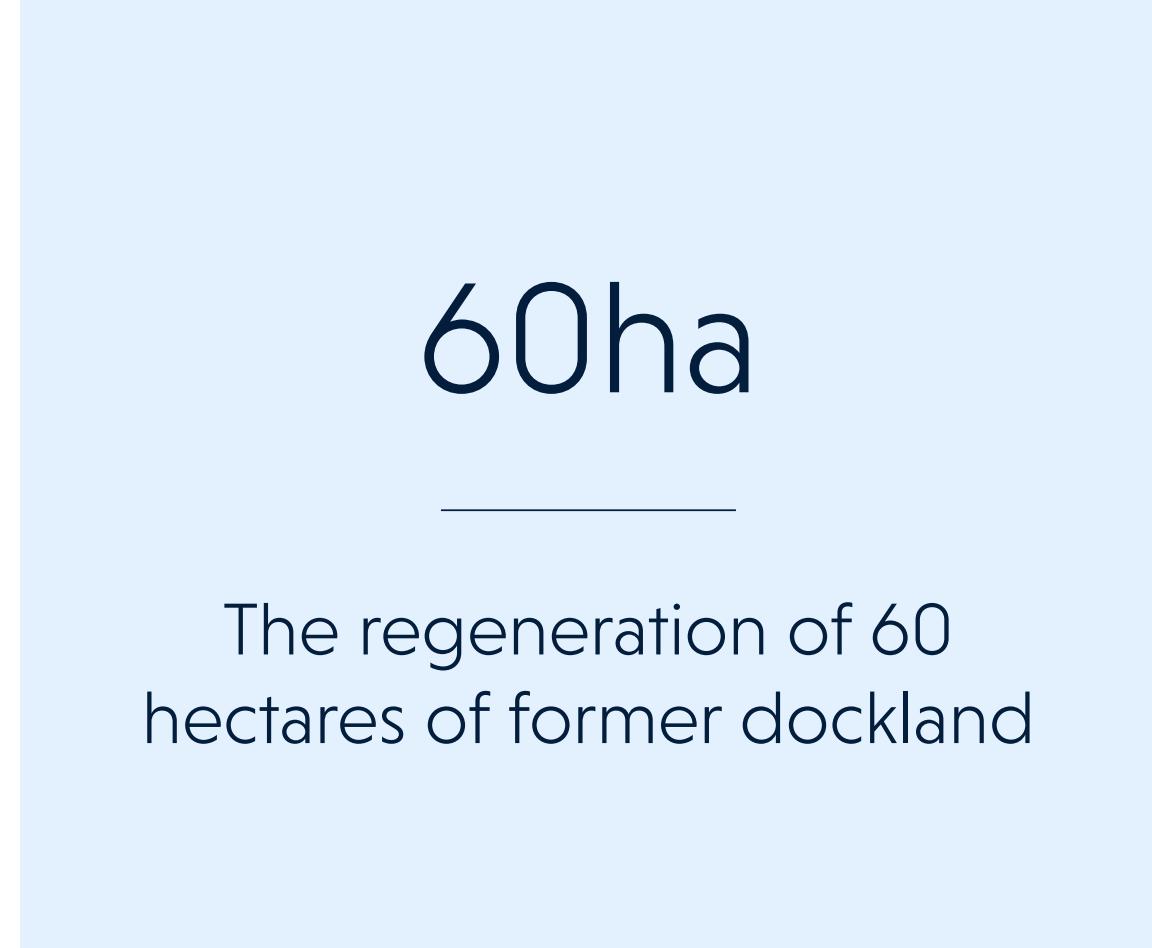
Running along Liverpool's iconic and internationally recognised waterfront and Liverpool's commercial business district with the city centre, Liverpool Waters' location is unrivalled and one of the most sought-after locations in the UK.





# Overview.

Liverpool Waters is the largest single development opportunity in the city, bringing life back to the historic northern docklands, completely transforming them into a sustainable, high-quality, mixed-use waterside destination over the next 30 years.





# About Liverpool.



01

Liverpool is witnessing a period of excellent growth built on its increasing population, fantastic transport links, pro-active city council and a number of major regeneration projects.

03

The popularity of the city among students also fuels the youthful population with c. 79% of residents within a 1km radius of Liverpool Central Station aged between 15 and 34. This a key renter demographic, who we are also seeing remain in rented accommodation for longer periods of time.

05

Highlighted by The Data City as **The UK's Top City for Growth** identifying key sectors including Logistics / Software Development / Business Support Services as real boom industries in the city.

02

The city is a hub for enterprise, business and the arts with major projects in the city including Liverpool Waters, new Cruise Liner Terminal, new major Film studio and state of the art new football stadium for Everton FC.

04

Liverpool is a young and vibrant city known for its rich culture and historic waterfront. The City of Liverpool has a population of c. **500,000** and this is expected to grow by c. **6%** by 2030. The wider city region has a population of c. **1,551,500**.

06

Liverpool is a popular student city with a student population of over **60,000** across three universities which makes the city attractive to employers wanting to tap into this highly qualified workforce.



**Tourism**

**6m+**

Visitors in 2024.

**No. 1**

Best large city break in the UK.

*Which?*

**No. 11**

In the world for our gastronomy delights.

*Timeout!*

**No. 12**

Most walkable city in the world.  
*Insider Monkey*



# A trusted developer.



At Peel we have a 50 year track record of delivering outstanding waterfront developments that bring commercial and cultural opportunities across the UK.

# Make waves at No. 1.

## Contact

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