

# NO. 10 PRINCES DOCK







# Discover a place of rhythm and movement.

At Princes Dock we connect people, passion and place, cultivating a natural environment that will keep your colleagues and clients energised.

We match the rhythm of your day with world-class facilities and amenities, from a morning coffee to evening entertainment, and lunchtime swimming to afternoon saunas.

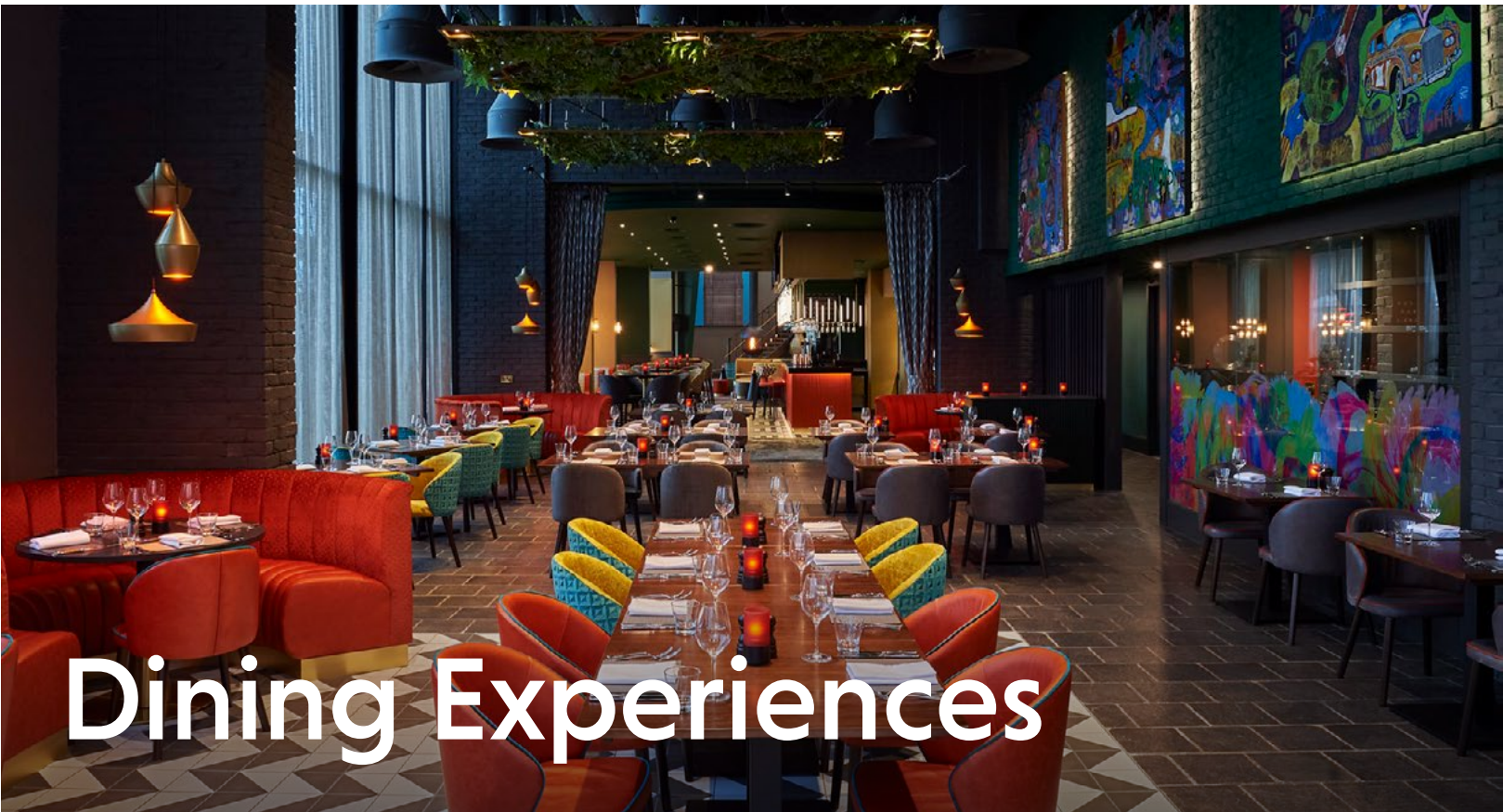
Princes Dock is flowing with the mental and physical health benefits to keep businesses moving and people motivated.



Leisure



Wellbeing



Dining Experiences



Hotels



Coffee Shops



Local Convenience





Hotel



Apartments



Leisure



F&B



Green Space

ISLE OF MAN STEAM PACKET FERRY

LIVERPOOL CRUISE LINER LANDING

RIVER MERSEY

TIMBER JETTY



TITANIC  
MEMORIAL

LEEDS &  
LIVERPOOL CANAL

CRUISE  
FACILITIES



COACH  
DROP OFF

NO. 8  
PRINCES DOCK

NO. 8 CAR  
PARK

P

NO.10  
CAR  
PARK

NO. 10  
PRINCES DOCK



CITY HOSPITAL

NO. 12  
PRINCES DOCK

THE QUAY

P

NO.12  
CAR  
PARK

SITE OF  
NEW HOTEL

CARGO  
SEAFOOD  
—  
ALEXANDRA  
TOWER

LIVERPOOL CANAL LINK

PRINCES DOCK

PRINCES PARADE

ROYAL  
LIVER BUILDING

ST. NICHOLAS PLACE

P

ST. NICHOLAS PLACE

CROWNE  
PLAZA

8

MALMAISON

P

BEAN  
COFFEE

SAINSBURY'S

NURSERY

NO. 5  
PRINCES DOCK

THE  
LEXINGTON

MOOSE  
COFFEE  
—  
PLAZA  
1821

PATAGONIA  
PLACE

NO. 1  
PRINCES  
DOCK

WATERSIDE

GEORGE'S  
DOCK GATES

NEW QUAY

PARKING

P

BROOK  
STREET

BATH STREET

GILBRALTA ROW



CHAPEL  
STREET

KING EDWARD  
STREET





No. 10  
Quality space.  
Natural feel.  
Prime location.



## Work

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- > Princes Dock
- > No. 10
- > Video Tour
- > Configuration
- > Features & Specification
- > Flexible Working
- > Sustainability
- > Network
- > Connectivity



## Play

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- > Princes Dock
- > Amenities
- > Events



## Liverpool Waters

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- > Introduction
- > Overview
- > About Liverpool
- > Peel Waters
- > Contact





# Working Waterside.







# Princes Dock. Energy meets serenity.



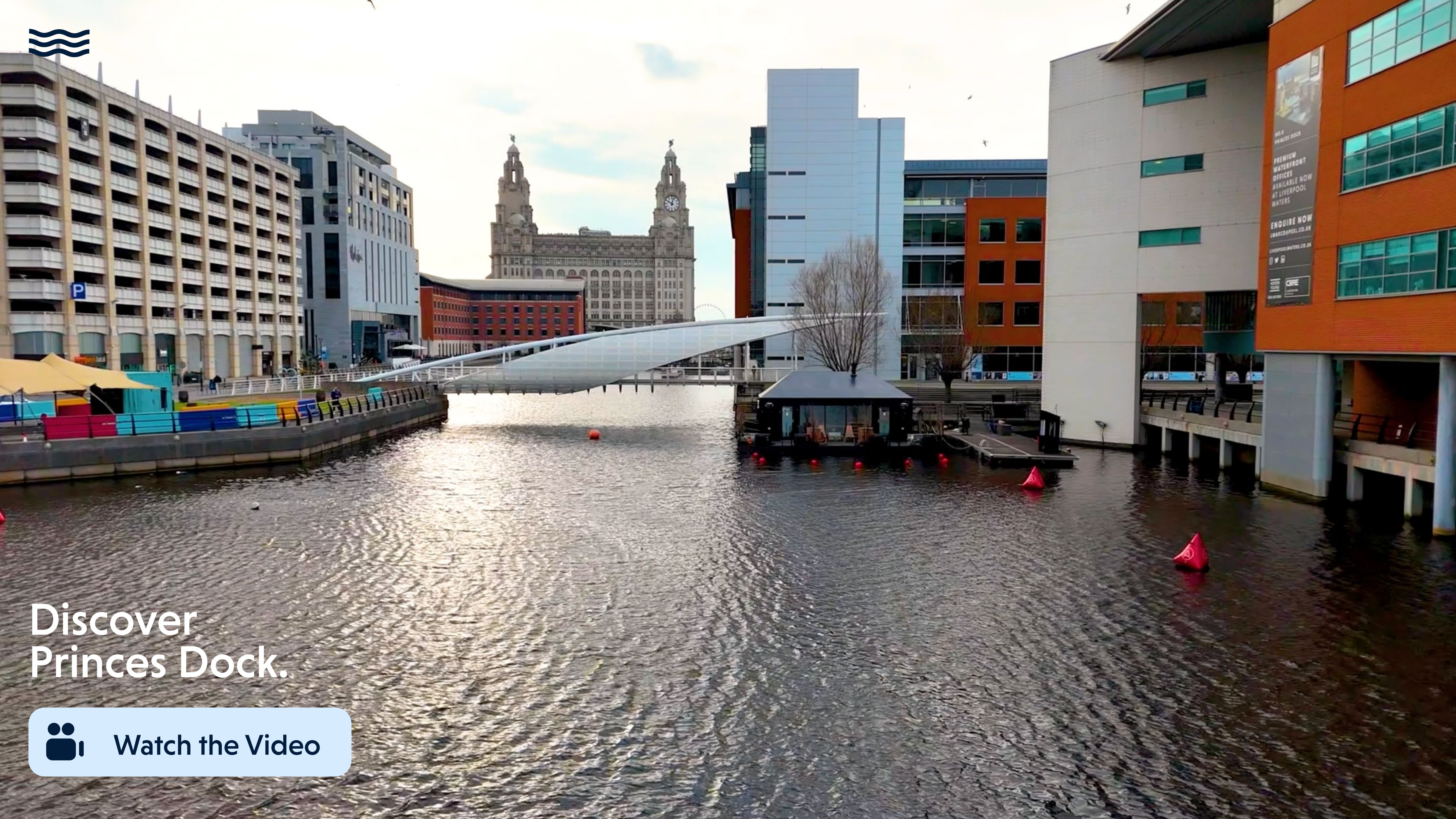
This is where waterfront serenity meets city centre energy.

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.

With are just an 8 minute walk to the city centre and 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. 10

## For start-ups and scale-ups.

With short and long term leases available, No. 10 brings flexibility for 1 to 120 employees.

The five storey building includes intimate 100 Sq. ft workspaces to expansive 13,701 Sq. ft offices.

The part glazed elevations and balconies, provide spectacular views of the world-famous Pier Head, Royal Liver Building and River Mersey.



We love being in and around the dockland area of the city, as well as being part of the ongoing development plans at Liverpool Waters. Their commitments make it an obvious location from which to continue our growth."

**Mark Parker | Director**





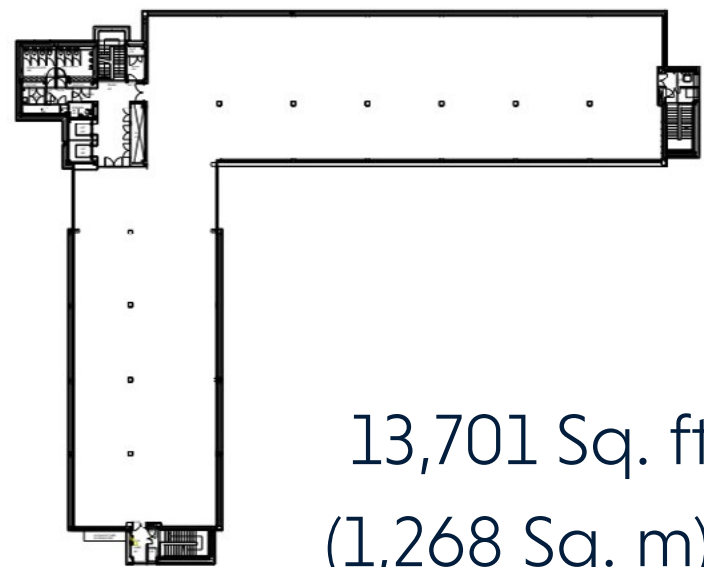


No. 10  
A space to  
make your own.

Take a look inside No. 10,  
experience the breathtaking  
views, explore the 13,701 Sq. ft  
fourth floor and imagine how  
you will make it your own.



Fourth Floor



13,701 Sq. ft  
(1,268 Sq. m)









# No. 10 Whole floor configuration.

You can take the entire 13,701 Sq. ft floor, which holds up to 120 workstations and 8 meeting rooms.



Up to 120  
Work Stations



8  
Meeting Rooms



**Whole floor**  
13,701 sq ft  
120 Work Stations  
8 Meeting Rooms  
1:11 Occupancy Ratio

This floor plan is for example purposes only.





# No. 10 Split configuration.

If you're looking for something smaller, each of the floor plates can be split into two, creating spaces from 5,616 Sq ft to 8,085 Sq ft.



Up to 53  
Work Stations



2-8  
Meeting Rooms



**Section 1**  
5,616 sq ft  
51 Work Stations  
2 Meeting Rooms  
1:10 Occupancy Ratio

**Section 2**  
8,085 sq ft  
53 Work Stations  
8 Meeting Rooms  
1:14 Occupancy Ratio

This floor plan is for example purposes only.





# No. 10 Features & specification.



## Building

- Floor to ceiling glazing
- Fully accessible raised floors (150mm clear Void)
- Suspended ceiling
- LED lighting
- 4 pipe fan coil air conditioning run by a BMS control system



## Parking & cycling

- Secure on-site parking at a ratio of 1:573 Sq. ft
- Dedicated bicycle racks
- Bicycle store available at Princes Dock multi-storey car park



## Facilities & services

- Meeting room facilities
- 2 13 person passenger lifts
- On-site cleaning service and maintenance
- Male, female and accessible WC facilities
- Shower facilities
- Refuse recycling collection service
- Childcare facilities at Princes Dock
- On-site gym and yoga studio



## Security

- Access control turnstiles
- A no touch door entry system to all floors
- CCTV surveillance
- 24 hour security & building manager service





# No. 10 Flexible working.

No. 10 supports flexible working, whether you're escaping the home office, starting up, going freelance or growing something new, our £50-275pcm memberships offer the flexibility to ebb and flow.

Enjoy functionality, simplicity, service, community, and connectivity.

 A flexible approach

 Zoom booths

 Office furniture

 Breakout spaces

 Meeting room space

 Shared kitchen facilities



After meeting the team and seeing the new flexible workspace offer we knew we wanted to move in! The office space has a smart modern feel and the views over the waterfront and surrounding area were the cherry on the cake. The location is also perfect for traveling in and out of the city."

Owain Davies | Managing Director of IT Answers









# No. 10 Sustainability.



## Net Zero

Since 2020, the Princes Dock neighbourhood has been Net Zero Carbon in operation. This has been verified against the UK Green Buildings Councils Net Zero Carbon Buildings Framework.



## District Heat Network

The District Heating Network at Liverpool Waters generates heat from water extracted from the Leeds & Liverpool canal. This provides heating and hot water around the whole of Liverpool Waters from a renewable energy source.



## REGO Electricity

Electricity sourced is all solely from zero carbon, 100% renewable sources, Solar, Wind and Hydro.

## ISO:500001 Accredited

International standard for Energy Management Systems that has been designed to help organisations build a systematic approach to energy performance. Peel was the first property company in the UK to gain this accreditation.







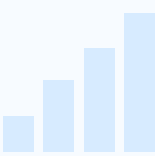
# Liverpool Waters. ESG commitments.

Liverpool Waters is creating neighbourhoods for the future, considering the environmental impact today for the place of tomorrow.

With access to blue and green infrastructure at its heart, Liverpool Waters and Peel care about wellness and the places we create.

Sustainability is at the heart of Liverpool Waters. Peel will ensure that the 60-acre development of parks, public realm, commercial and residential space thoroughly addresses the economic and social needs of the local and wider communities, whilst supporting the national agenda for climate change.

Peel has aligned their Sustainability and ESG Strategy and their targets with the United Nations Sustainable Development Goals.



Decent Work and  
Economic Growth



Sustainable Cities  
and Communities



Responsible Consumption  
and Production



Climate Action



Life on Land

## Our targets include:

- **Reducing energy consumption**
- **Helping people into work through apprenticeships** - A partnership with the City of Liverpool College to create the Liverpool Waters Construction hub, which provides local students with training and apprenticeship opportunities throughout the development.
- **Creating new public green space** - A brand-new 2-hectare public park at the heart of Liverpool Waters to support physical and mental wellbeing, provide amenity space to our new community whilst enhancing biodiversity and improving air quality, contributing to the city's goal of being zero-carbon by 2040.
- **New high-quality walking and cycling routes** into the city will be provided to ensure that car ownership can remain low.





# Princes Dock. A dynamic network.

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



2,000

People work within  
Liverpool Waters



And many more.





# Princes Dock. In summary.



## Fantastic Facilities

Local childcare, cycling hubs and much more will make your work day a breeze.



## Global Connections

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



## Thriving Community

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



## Net Zero

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



## Food & Drink

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



## Well-being Benefits

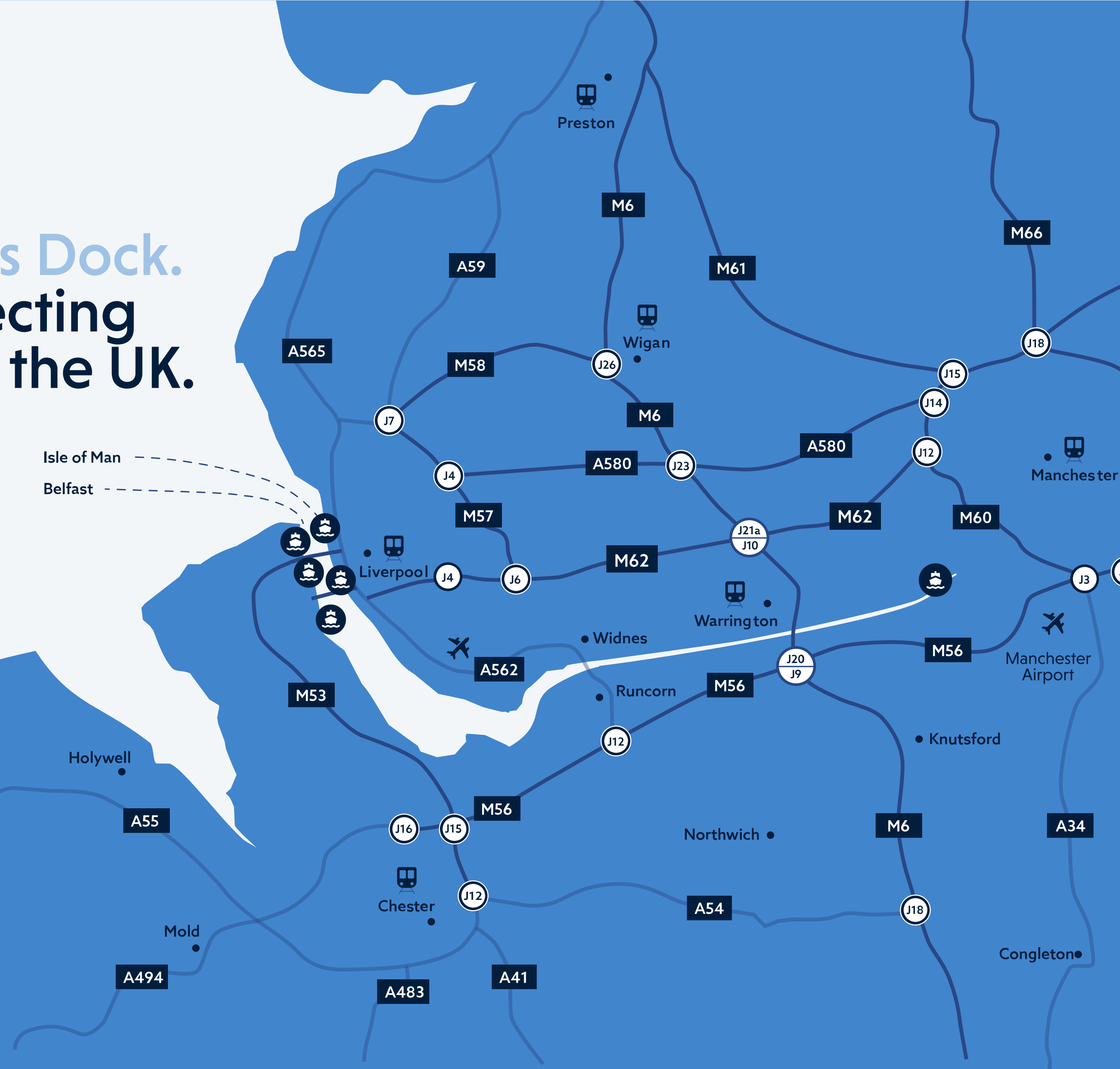
A natural environment brings well-being and productivity to the forefront.





# Princes Dock. Connecting across the UK.

Isle of Man  
Belfast



**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.





# Playing Waterside.







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







# Princes Dock. Harbouring global and local activity.



From every day amenities to a calendar of local and global events, Princes Dock is flowing with action. Whether you're looking for business networking opportunities, team building activities or televised events - your colleagues and clients will always be entertained.







# Amenities. Energising the everyday.

Whatever your flow might be  
Princes Dock can match it. Whether  
it's waterside refreshments,  
evening entertainment, open water  
swimming, floating saunas or gyms.  
Here you will always find your flow.



Sainsbury's



CREW42

WYLD  
SAUNA



CARGO  
SEAFOOD RESTAURANT



## 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. What to expect.

Princes Dock curates a calendar of activity that brings nature, wellbeing, history and community together. You'll meet local companies at events like our annual Dragon Boat Race in support of Claire House, compete in Eliminator series from WeSwimRun, or unwind with outdoor yoga. Get the team together for seasonal moments, and witness historic events together.







# 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.



£5bn

Regeneration scheme with 1,200 homes already built

2.3km

The span of the waterfront development

60ha

The regeneration of 60 hectares of former dockland



x4

The creation of 4 new neighbourhoods



9k

The development of up to 9,000 new waterfront homes



2ha

The delivery of Central Park, a brand-new 2-hectare park



53k

Construction of Everton Football Club's new £750m 53,000-seater stadium







# 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. 10.

## Contact

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