



The Spine

One of the world's healthiest buildings

LIVERPOOL

A city of ambition and opportunity.

Liverpool is the UK's fifth largest city with a population of 1.52m and a global reputation for business, people and knowledge.

In recent years, Liverpool has regenerated and transformed itself into a world-class destination with a dynamic reputation. Liverpool is regularly cited as the most successful Capital of Culture to date, with the prestigious title providing the catalyst for huge investment and building developments within the city.

The city's biggest asset is its people — known for their warm welcome and great sense of humour. Liverpool was voted the UK's friendliest city by readers of Conde Nast and placed in Rough Guide's top 3 cities in the world to visit in 2014.

With two international airports within a 45-minute drive and a high-speed rail service to London in two hours, it has never been easier to reach Liverpool.

Liverpool provides a fantastic setting to explore the great outdoors; 120km of coastline and over 2,500 acres of parks and green spaces. National Parks, Snowdonia, Lake District and Peak District are all within two hours' drive of the city.

Liverpool is also brimming with culture and heritage; it has one of the most impressive collections of museums and galleries in Europe. The Royal Albert Dock attracts 5 million visitors each year and includes the Tate Gallery, the Beatles Story, International Slavery Museum and the Merseyside Maritime Museum, amongst others. The Museum of Liverpool is the first purpose-built museum in the UK for over 100 years and reflects the city's global significance through its unique geography, history and culture.



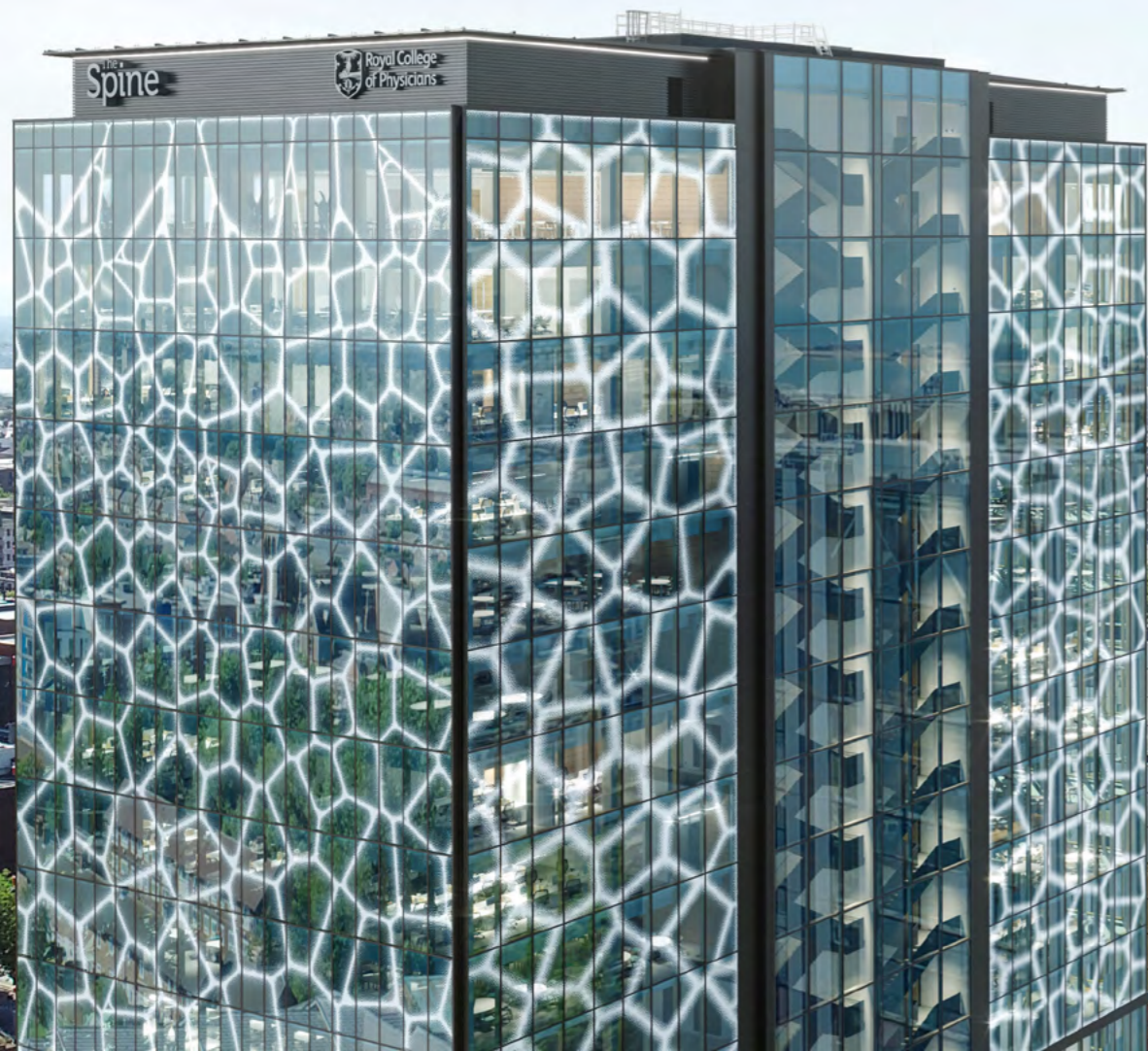
A world-leading innovation district.



Paddington Village sits at the heart of KQ Liverpool, which is a 450-acre urban Innovation District, and home to some of the world's most influential players in business, science, health, technology, education, music and the creative and performing arts.

Ultimately KQ Liverpool is a place that is greater than the sum of its parts. A place that brings together like-minded businesses, academics, clinicians and scientists for the greater good.

By moving to Paddington Village you would not just be another occupier in a building, you would be a part of the wider KQ Liverpool community.



ACCESS TO TALENT

Helping businesses to navigate the talent pool.



Home to the original Red Brick and internationally renowned Russell Group University (the University of Liverpool), one of the UK's top five young universities (Liverpool John Moores University) and the first institution in the world dedicated to tropical disease research (Liverpool School of Tropical Medicine), KQ Liverpool is a key driver of the Liverpool City Region's knowledge economy and a hub for world-leading innovation.

You would also be at the heart of Liverpool's knowledge community, with direct links to leading institutions and adjacent campuses with in excess of 70,000 students.

Through the universities based within KQ Liverpool, we can offer partnerships with incoming businesses that would connect you with students from their first year right through to graduation. With options for summer internships and year in industry placements, this can give businesses unrivalled access to the country's best graduates.

For example, a company wanting to access graduates with a financial background would be linked directly with the Head of Faculty at the University of Liverpool to tap into the accounting, finance and economics department which is ranked 1st in the Russell Group for teaching quality and student experience.



Paddington Village

An urban village at the heart of the KQ Liverpool Innovation District.

Paddington Village is a new destination for businesses to thrive in the KQ Liverpool Innovation District.

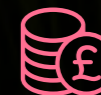
Owned by Liverpool City Council and with funding support from the Liverpool City Region Combined Authority, Paddington is an urban village that has Business, Science, Health, Education and Technology within its DNA, with places to work, live, stay and learn.



WORK
STAY
LIVE
LEARN



30 acres
of mixed use space



£1bn
value

PADDINGTON VILLAGE

The beating heart of KQ Liverpool.

The Spine
Click here to look around

MULTI-STOREY CAR PARK

UNIVERSITY OF LIVERPOOL | LIVERPOOL INTERNATIONAL COLLEGE

NOVOTEL

NHS
COMMUNITY DIAGNOSTIC CENTRE

OFFICE/
RESIDENTIAL
DEVELOPMENT

PADDINGTON SQUARE

HEMISPHERE
OFFICE

LABS/RESIDENTIAL
DEVELOPMENT

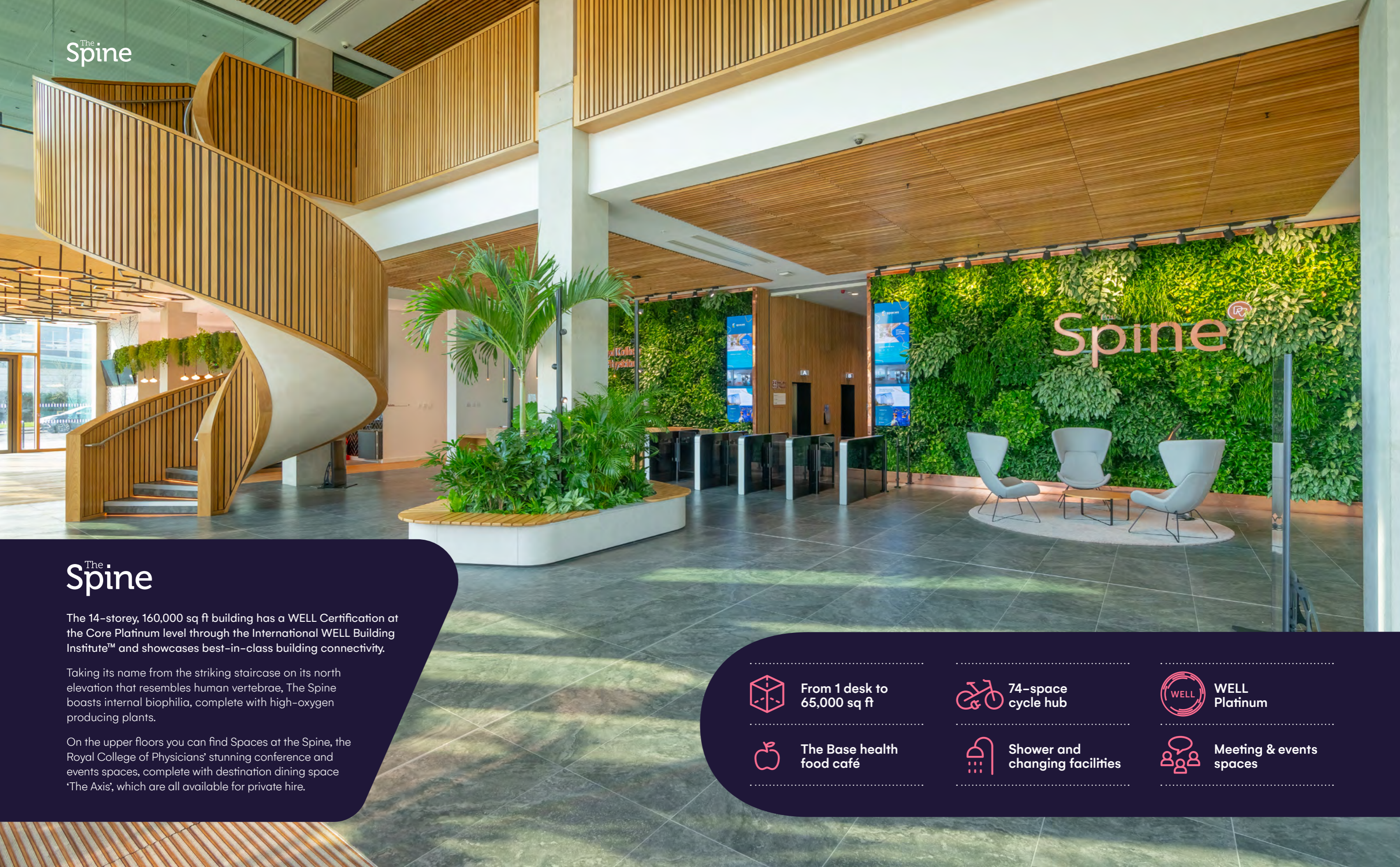
Paddington Village began to rise from the ground back in 2017 and is now proudly home to The University of Liverpool International College, a brand new Multi-Storey Car Park, the Novotel Liverpool Paddington Village and The Spine.

Plans for the remaining plots are advancing at pace, with HEMISPHERE — the first operational net zero carbon new build in the Liverpool City Region — next in line.

One of the world's healthiest buildings.

The Spine is a new £35m Grade-A office building at the heart of Paddington Village, which is targeting a WELL Platinum status, recognising it as one of the world's healthiest buildings.





The Spine

The 14-storey, 160,000 sq ft building has a WELL Certification at the Core Platinum level through the International WELL Building Institute™ and showcases best-in-class building connectivity.

Taking its name from the striking staircase on its north elevation that resembles human vertebrae, The Spine boasts internal biophilia, complete with high-oxygen producing plants.

On the upper floors you can find Spaces at the Spine, the Royal College of Physicians' stunning conference and events spaces, complete with destination dining space 'The Axis', which are all available for private hire.



From 1 desk to 65,000 sq ft



74-space cycle hub



WELL Platinum



The Base health food café



Shower and changing facilities



Meeting & events spaces

FROM THE BOTTOM UP

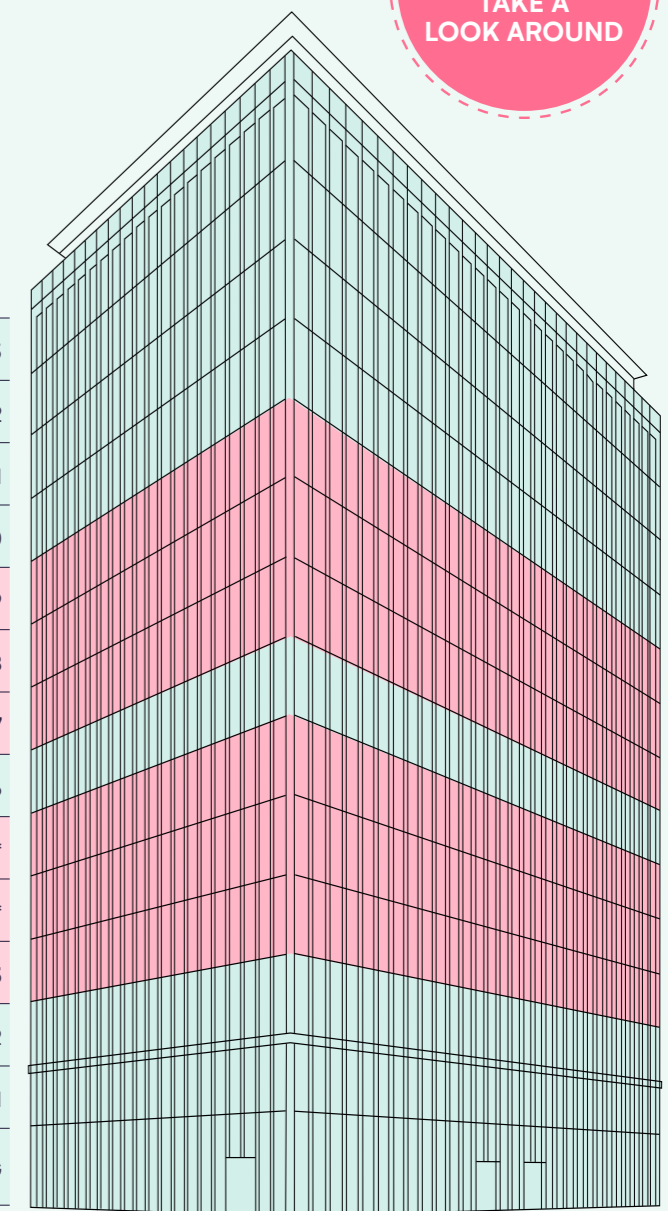
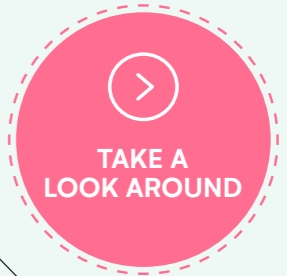
The anatomy of The Spine.

When designing The Spine we did not hold back. It not only demonstrates best-in-class architecture but is complete with a multitude of amenities, making it the perfect place for businesses to set down roots.

As you enter the building from Paddington Square there is a stunning shared public area, complete with a warm welcome, living wall, café and an informal tiered events space, perfect for seminars and presentations.

In the building's undercroft there 74 bike spaces, showers, a drying room and undercroft parking for 50 cars.

Moving up the building you will find two floors of flexible all-inclusive workspace, which is operated by Sciontec, a full floor for Clatterbridge Cancer Centre and then the top three floors are occupied by the RCP and include office space, two assessment suites and the best conference and events spaces in Liverpool.



	10,574 sq ft (982 sq m)	13
Royal College of Physicians	11,821sq ft (1,098 sq m)	12
	10,578 sq ft (983 sq m)	11
	11,865 sq ft (1,102 sq m)	10
Available	11,882 sq ft (1,104 sq m)	9
Available	11,882 sq ft (1,104 sq m)	8
Available	11,867sq ft (1,102 sq m)	7
The Clatterbridge Cancer Centre NHS Foundation Trust	11,884 sq ft (1,104 sq m)	6
Available	10,612 sq ft (986 sq m)	5*
Available	11,896 sq ft (1,105 sq m)	4*
Available	11,991 sq ft (1,114 sq m)	3
sciontec AI *	12,000 sq ft (1,115 sq m)	2
	7,878 sq ft (732 sq m)	1
	5,174 sq ft (480 sq m)	G

*Floor 4 & 5 can be connected by an internal staircase



Office Space



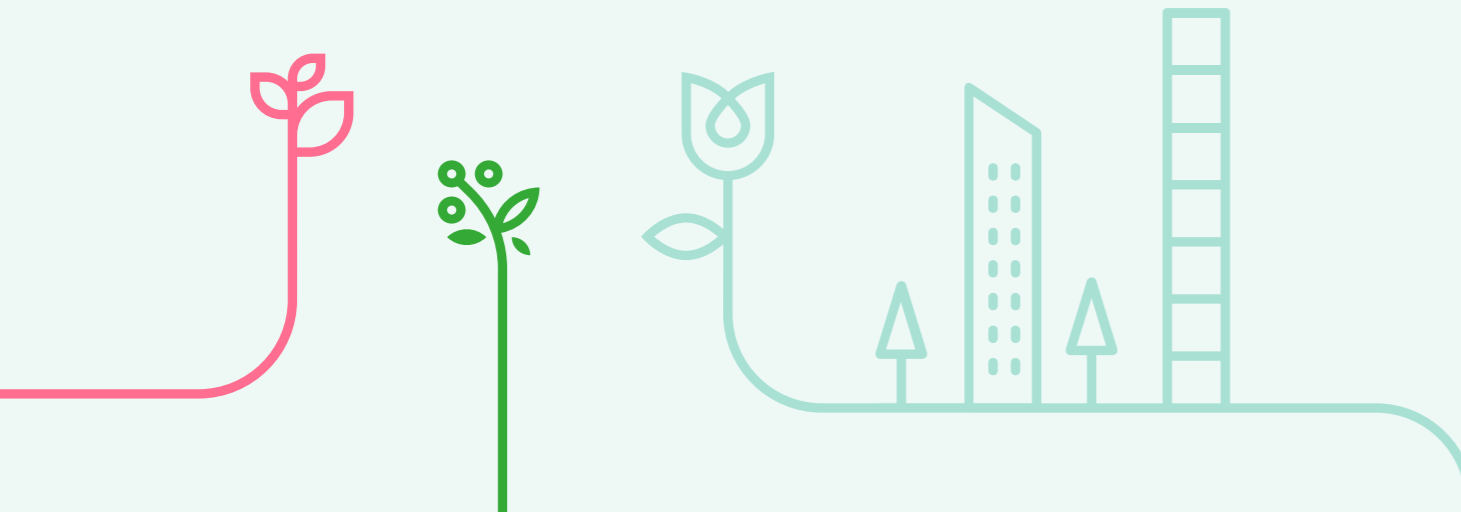
BCO North Innovation Award 2022



ESG Focussed
Priority



Grade A
Spec



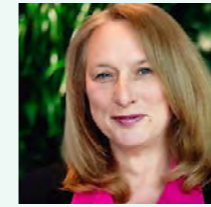
TESTIMONIALS

Choosing the perfect home for your business.



Colin Webb
Operations Director, Cashplus Bank
Sciontec AI full floorplate at The Spine

“We wanted to give our employees an inspiring workplace environment that matches the forward thinking ethos of our company. The Spine in Paddington Village is a standout building that matches our requirements perfectly. The proximity of the site to both the local community and Liverpool’s leading universities was another deciding factor for us locating here.”



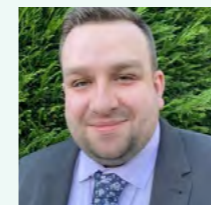
Lorna Green, CEO, LYVA Labs
Sciontec AI private office at The Spine

“The Spine is an incredible space to be for LYVA Labs. We are an ambitious startup and Sciontec’s all-inclusive workspace not only reduces the hassle of daily operations, it provides us with an amazing work space to engage with our key stakeholders and deliver innovation support and investment to businesses across Liverpool City Region.”



Cathy Hardman, Workplace Manager – The Spine, Royal College of Physicians
Multiple full floor plates at The Spine

“I continue to be amazed by the architecture and features of the building which make it such a peaceful place to work. Not only do we have amazing spaces and surely the best views in Liverpool, but the internal features enhance the wellbeing of our staff, visitors and exam candidates.”



Antony Shimmin, COO, MyCardium AI
Sciontec AI co-working hot desk at The Spine

“We worked closely with Sciontec to find the best model of workspace to satisfy our business needs. Having enough space for our team to come together, while having the flexibility to use different locations within the Knowledge Quarter Liverpool innovation district, is a real advantage for us.”



TECHNICAL SPECIFICATION



Building

Smart Building Management System

Double-height entrance

Onsite café

Multi-purpose events and exhibition spaces

Assessment suites

Secure basement parking & EV Charging

6 x 17 person lifts



Office

WELL Platinum

BREEAM Excellent (shell and core)

BREEAM Outstanding (fit out)

EPC Rating B

LED lighting

Floor to ceiling height: 2.9m

Full access raised floor

Assumed occupancy 1 per 8m²



Health & Wellbeing

74 bike spaces

75 lockers

9 showers

Changing cubicles

Drying room

Customer yoga classes

Air conditioning

Biophilic and salutogenic design principles



Space that works for you.


Each of the floors, which are all c.11,550 sq ft, have extra high ceilings, advanced air purification, district heating systems and floor-to-ceiling glazing, providing some of the best views of the city centre and waterfront.


If you're looking for something smaller, then we've got you covered, each of the floor plates can be very easily split into two, creating spaces of up to c. 5,700 sq ft.



 **128**
Work stations

 **11,882**
Total sq ft

 **5**
Meeting rooms

 **1:8**
Occupancy density

Example full floor layout



The ultimate destination for world-class events

The venue boasts multifunctional and ergonomic spaces showcasing the best-in-class building connectivity, next-generation event technology and unrivalled panoramic views of Liverpool and the Mersey.

The Base (ground floor): the wellness café at The Spine, available for informal meetings, community get-togethers and private events.

The Steps (ground floor): a multifunctional, informal tiered seating area paired with an exhibition space ideal for networking, lectures and innovative showcasing.

Floor eleven: featuring two assessment suites with 14 examination rooms each, a dedicated reception area, a flexible examiners' briefing room and a patient waiting room. Thanks to its unique setup, Floor eleven is the perfect location for training days, filming, photoshoots and group interview days.

Floor twelve: this floor boasts double height floor-to-ceiling windows, an internal sky garden and an open-plan registration area, the Atrium. It also features six flexible event rooms, the cutting-edge Wolfson Lecture Theatre and the Wolfson Virtual Theatre, which opens on the Atrium. Floor twelve connects to the top floor via an open helical staircase, allowing you to seamlessly bring your event together in one space.

Top floor: attend a conference in Spaces One and Two or enjoy sustainable, healthy and delicious catering at The Axis, The Spine's destination restaurant — either way, you will be amazed by the spectacular views across Liverpool City Centre, the Mersey and North Wales. Guests are welcomed to the flyover that overlooks the Atrium, being able to enjoy the biophilic internal sky garden on Floor twelve.

If you would like to hire Spaces at The Spine for your next event, please contact spaces@rcp.ac.uk

THE WELL STANDARD

Delivering spaces that enhance human health and well-being.

In order to give Paddington Village an undisputable identity as a place of innovation both locally and nationally, each of the proposed development sites has a clear and common objective to be a healthy and happy place to live, work or learn.

If you're looking for a healthy workspace then you're in the right place. The Spine is pursuing a WELL Certification at the Core Platinum level through the International WELL Building Institute™.

WELL is a roadmap for improving the quality of our air, water and light with inspired design decisions that help to keep people connected, facilitate a good night's sleep, support mental health and help employees do their best work every day.



WELL is founded on the following principles:

Equitable: Aims to benefit a variety of people, including and especially disadvantaged or vulnerable populations.

Global: Proposes interventions that are feasible, achievable and relevant across many applications throughout the world.

Evidence-based: Draws upon a diverse and rigorous body of research across varying disciplines, validated by a collaborative body of experts, including IWBI advisors.

Technically robust: Defines industry best practice and validates strategies through performance verification and a rigorous third-party verification process.

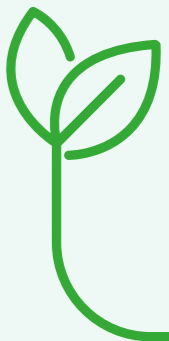
Customer-focused: Sponsors the success of WELL users through dedicated coaching services, dynamic resources and an intuitive platform for navigating the journey.

Resilient: Keeps pace with advances in research, science, technology and society, continuously improving by integrating new findings.

Further information at www.wellcertified.com



(Source: wellcertified.com)



What is a WELL Community?

The WELL Community Standard focuses on ten concepts to support the development of health-focused, integrated and supported communities:



AIR



WATER



NOURISHMENT



LIGHT



MOVEMENT



THERMAL COMFORT



SOUND



MATERIALS



MIND



COMMUNITY

PADDINGTON SQUARE

A space where everyone is welcome.

In the middle of Paddington Village will be an expansive public square, complete with trees, stunning biophilia, street furniture and numerous places for people to relax and enjoy the Liverpoolian sunshine.

It will also double up as an events space, for anything from farmers markets to concerts, with all of the required infrastructure in place to turn any occasion into a real moment.



**NOVOTEL LIVERPOOL
PADDINGTON VILLAGE**

The perfect base for your business or leisure trip.

NOVOTEL

With direct access to The Spine, the elegant 16-storey tower has a commanding presence across the city as the highest venue in Liverpool, and when lit at night is a beacon for KQ Liverpool.

Having opened its doors in July 2022, this stunning new hotel features both short and long stay accommodation, as well as a bar, restaurant, Bean Coffee shop, a number of flexible meeting spaces and a fantastic gym.

All 221 rooms are equipped with air-conditioning, iron & board, hairdryer, high speed Wi-Fi, tea and coffee facilities, mini-fridges, safe and 55 inch TVs.

Its location on the corner of Paddington Village means that it offers some of the best views that the city has to offer, making it perfect for business customers visiting The Spine and surrounding area.



THE UNIVERSITY OF LIVERPOOL
INTERNATIONAL COLLEGE

Helping to prepare international students.



The University of Liverpool International College recruits and prepares international students for entry into the University of Liverpool's degree programmes.

It is operated through a partnership with Kaplan International — the UK's leading global provider of diverse education and training.

Kaplan combines 70 years of educational and learning excellence with leading online learning technologies, award-winning study materials and support from tutors and assessors.

The purpose-built facility, which opened its doors at the start of 2020, enables the University and Kaplan to offer high levels of education and accommodation, whilst providing the young students with the life skills and support they need to succeed



Getting here, there and everywhere.



Paddington Village is within walking distance of the city’s main train stations — Lime Street and Central Station — which will connect you to the underground train and the mainline into Manchester within a matter of minutes. Lime Street is also the region’s hub for national travel, with journey times to London of just over two hours.

Paddington is only a short drive away from all of the main arterial motorway routes. What’s more, the new multi-storey car park could act as a park-and-ride facility for the wider city, with ample electric charging points and accessible bays.

In relation to travelling by bus, nearly 50 bus services pass through stops situated across KQ Liverpool. High-frequency bus services operate along Brownlow Hill providing a connection between Ranelagh Street (Lime Street and Central Station) and Paddington Village. The Arriva 79 and 7 routes operate 7 days a week from around 6am to just after midnight. During core commuter hours, the frequency of the buses is 8–10 minutes for the 79.

Discussions are underway to provide a dedicated Paddington Village shuttle bus travelling to and from the site via Lime Street and Central stations at peak hours. It’s proposed that this will be funded through the Paddington Village estate charge.

Meanwhile, wider discussions are taking place with the Liverpool City Region Combined Authority about a new bus rapid transit system connecting all of KQ Liverpool (including Paddington Village) to the main train stations and retail core.

	LIVERPOOL ONE 10 MINUTES	WATERFRONT 24 MINUTES
	M53 MOTORWAY 11 MINS	M62 MOTORWAY 8 MINS
	LIVERPOOL AIRPORT 25 MINS	MANCHESTER AIRPORT 50 MINS
	MANCHESTER 45 MINS	BIRMINGHAM 2 HOURS
	MANCHESTER 35 MINS	LONDON 2 HOURS
	CENTRAL EUROPE 2 HOURS	EAST COAST USA 8 HOURS

Paddington Shuttle



Multi-storey car park and energy centre.

Owned and operated by Liverpool City Council, the new 1,250 space multi-storey car park at Paddington Village has a modern high quality internal specification and is just a 2 minute walk from The Spine.

With a large number of disabled spaces, 12 electric parking bays and bicycle and motorcycle parking over 14 storeys, it can also be used as a park-and-ride hub for workers and visitors alike.

The ground floor also houses a new energy efficient energy centre, which generates and distributes heat for the whole of the 30-acre Paddington Village site.

 **1,250**
Parking spaces

 **12**
EV parking bays

 **Bicycle**
and motorcycle parking

 **24/7**
open 24 hours / 7 days



ON YOUR DOORSTEP

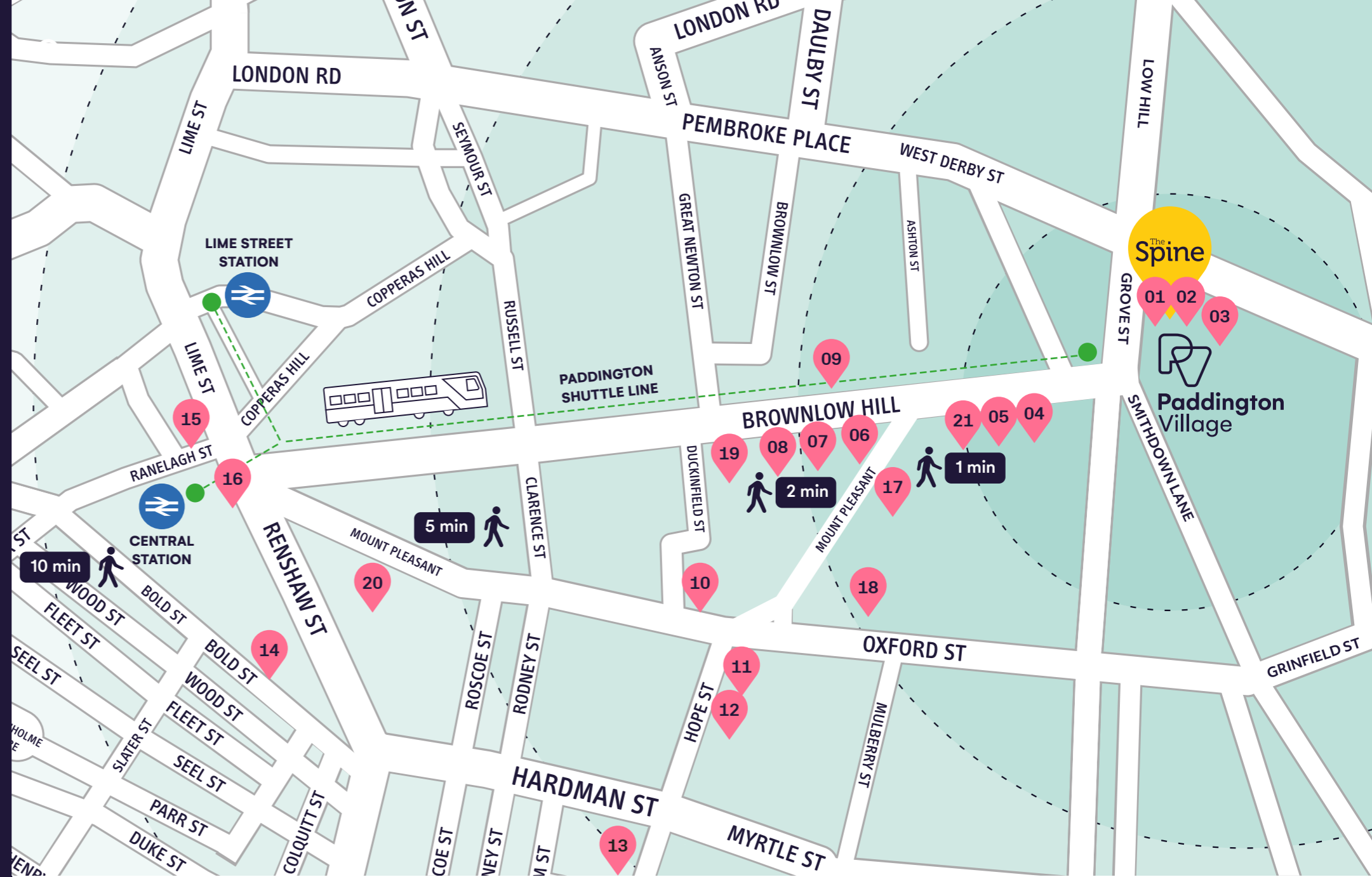
The perfect work-life balance.

With independent coffee shops and global fast-food chains, fine dining restaurants and family-friendly pubs, at Paddington Village you are within walking distance to nearly 200 different places to eat and drink.

There is also a whole host of handy amenities near The Spine, including shops, gyms, theatres, ATMs and a post office.

KQ Liverpool is also home to some of the best hotels in the city, including the Novotel Liverpool Paddington Village, which offers neighboring customers in The Spine exclusive discounts off hotel stays, food and beverages.

Within The Spine itself is The Base Cafe, serving hot and cold food, drinks and snacks throughout the day, as well as seasonal speciality menus.



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| 08 | 09 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |

The Spine

Like what you see?

If you're interested to find out more or take workspace within The Spine, then please get in touch.

Email: hello@kqliverpool.co.uk

CBRE
0151 224 7666
www.cbre.co.uk

Knight Frank
0161 833 0023
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