

ALBERT DOCK | LIVERPOOL | L3 4AE

ATLANTIC PAVILION



Grade 1 workspace to let, arranged over basement, ground and five upper floors

Spaces available from 1,927 - 17,922 sq ft

CBRE



Description

Built in 1846 and steeped in a rich heritage, Atlantic Pavilion is a key part of Liverpool's truly unique Grade I Listed Royal Albert Dock Estate. The Dock was the first structure in Britain to be built from cast iron, brick and stone, with no structural wood and consequently was the first non-combustible warehouse system in the world.

The Dock provided a revolutionary docking facility where ships loaded directly to and from the warehouses and loading times were halved.

The Dock's efficiency led to Liverpool dominating global trade throughout the 19th century with 40% of global trade passing through the city's docks at its peak.

Following a challenging post war period, ambitious plans to regenerate and reposition the complex commenced in 1982. More than £100m was invested to develop the various uses that exist today including the transformational redevelopment of Atlantic Pavilion to provide high quality characterful office accommodation.

DESCRIPTION

AERIAL

LOCATION

SITUATION

AMENITIES

SPECIFICATION

ACCOMMODATION

GALLERY

FURTHER INFORMATION

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Stunning landmark
office building providing
81,138 sq ft of workspace



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World Museum

Lime Street
19 mins

Liverpool Central
14 mins

Moorfields
17 mins

Liverpool One

James Street
9 mins

Hilton Hotel

A5036 | THE STRAND

Ibis Hotel

MANN ISLAND

CANNING DOCK

ATLANTIC PAVILION

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Museum of Liverpool

Royal Albert Dock Apartments

ROYAL ALBERT DOCK

KING'S DOCK

M&S Bank Arena

RIVER MERSEY

Location

Liverpool is an integral part of the North West, the UK's second largest regional economy, worth more than £32bn.

The area is the base of more than 3,000 businesses providing compelling evidence to the quality of the city's business environment and commercial opportunities. Ranked in the top 1% of universities in the world and known as one of the original six 'red brick' universities, University of Liverpool was one of the first institutions in the world to

establish departments in civic design, biochemistry and architecture. It also has 9 Nobel Prize winners among its alumni and boasts the largest medical school in the UK.

Liverpool city centre has undergone an extraordinary transformation in recent years led by £5 billion of inward investment. At the heart of the city's renaissance is Liverpool One, a retail-led development by Grosvenor, which provides an exceptional retail and leisure offering and is home to the busiest shopping street outside of London.

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Liverpool is the UK's fifth largest city and the commercial and administrative capital of Merseyside.



Situation

Atlantic Pavilion forms part of The Royal Albert Dock in the heart of Liverpool's internationally renowned waterfront. The building sits alongside a number of other iconic buildings including the Royal Liver Building, Cunard Building and Port of Liverpool Building, known as The Three Graces and forming an integral part of the city's mercantile and maritime heritage.

Diverse in its appeal, the waterfront offers everything from museums and galleries to food and music festivals, attracting crowds throughout the day and continuing into the evening creating a vibrant night-time economy.

The array of bars, restaurants and attractions combined with history, art and culture make the waterfront one of the most substantial draws to the city, attracting millions of visitors every year.



Chester	22 miles	49 mins
Manchester	33 miles	52 mins
Leeds	73 miles	1hr 34mins
Birmingham	99 miles	2hrs 1min
London	213miles	4hrs 20mins



Liverpool John Lennon Airport	7 miles	25 mins
Manchester Intl. Airport	36 miles	54 mins
Leeds Bradford Airport	75 miles	1hr 50mins

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JOHN LENNON AIRPORT
7 miles



All of this
within a few
minutes walk



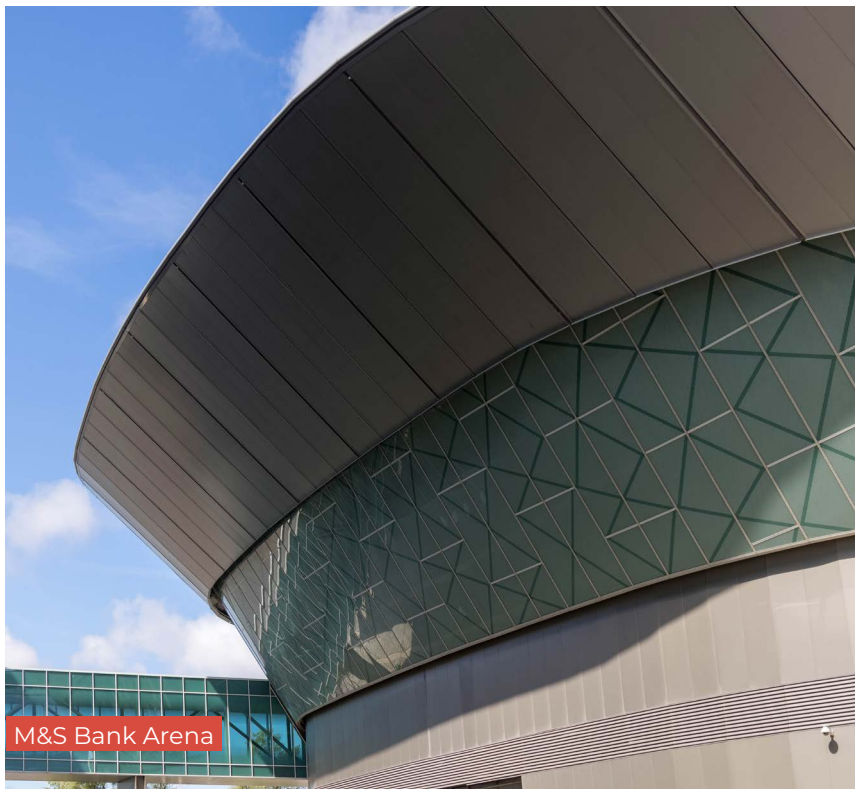
Liverpool One Shopping Centre



Museum of Liverpool



Tate Gallery



M&S Bank Arena



Maritime Museum



Liverpool Waterfront

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The building has retained its original **1800s dock warehouse features** whilst offering unique office accommodation that meet the needs of the modern occupier



Specification

Today, Atlantic Pavilion comprises a stunning landmark office building which provides 81,138 sq ft of workspace arranged over basement, ground and five upper floors. The building has retained its original 1800s dock warehouse features whilst offering unique office accommodation that meet the needs of the modern occupier.

Externally, there are **21 designated car spaces** immediately adjacent to the property, with an additional **49 car parking spaces** situated in the King's Dock Waterfront area.

The building provides highly flexible c.17,000 sq ft floorplates which permit a range of options for letting and subdivision from a full floorplate down to smaller sized suites.

The office accommodation is accessed from the building's stunning ground floor reception which overlooks the dockside.

The general specification throughout the building is as follows:

Comfort cooling



Raised floors



Vaulted brick / metal ceilings



WCs located on each floor



Two passenger lifts (serve all floors)



One goods lift (serves all floors)



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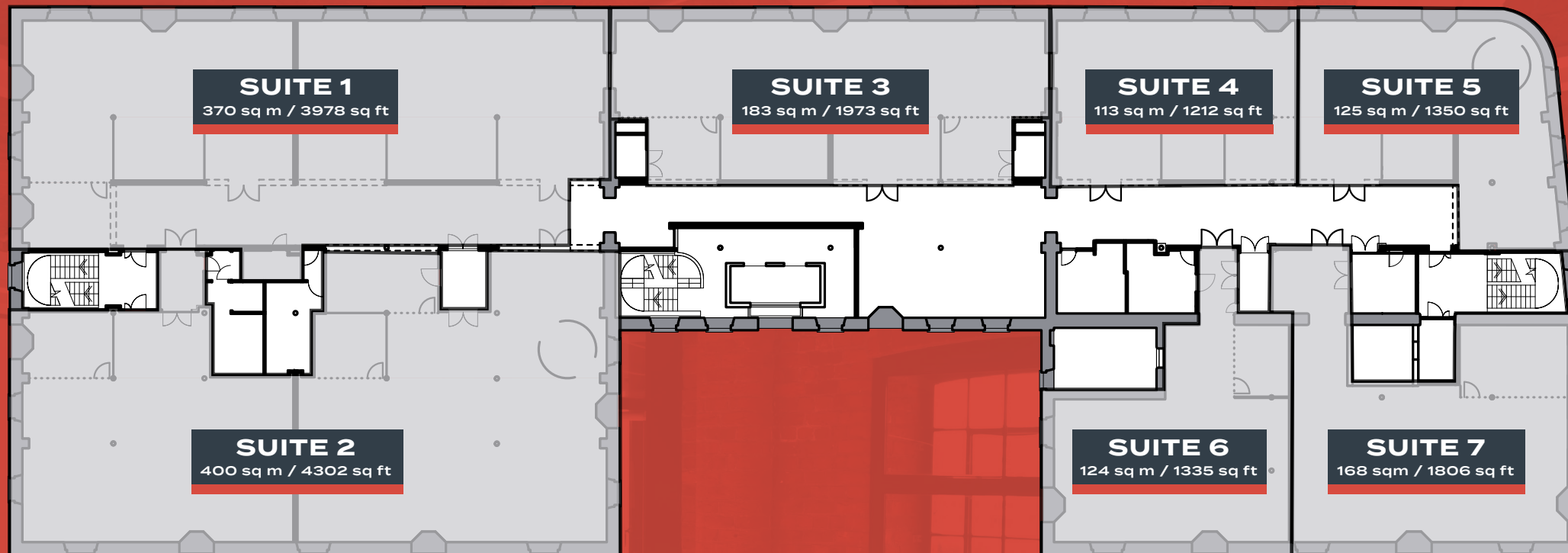
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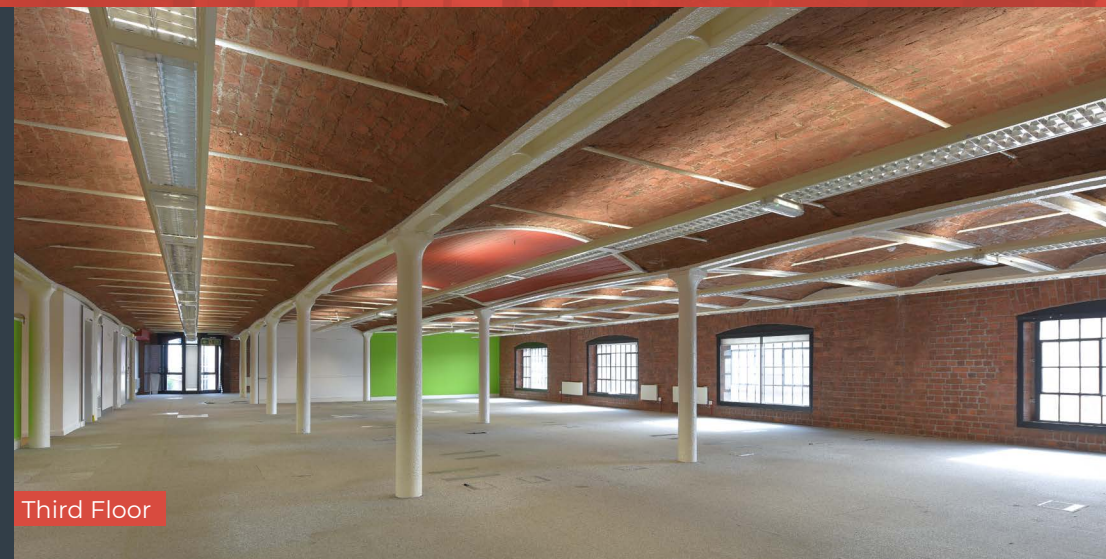
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Third Floor



Availability

Floor	Use	Area (sq m)	Area (sq ft)
Fourth	Offices	1,665	17,922
Third	Offices	1,623	17,470



Third Floor





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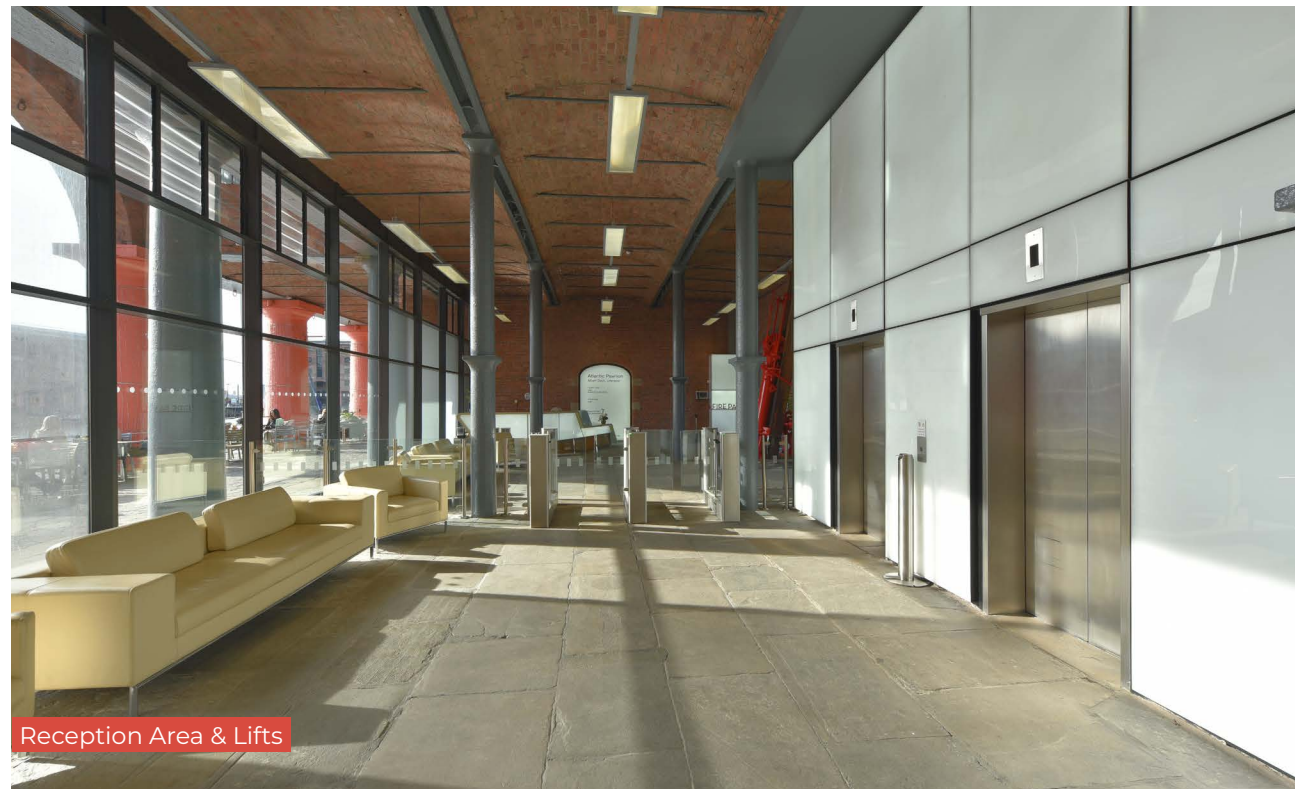
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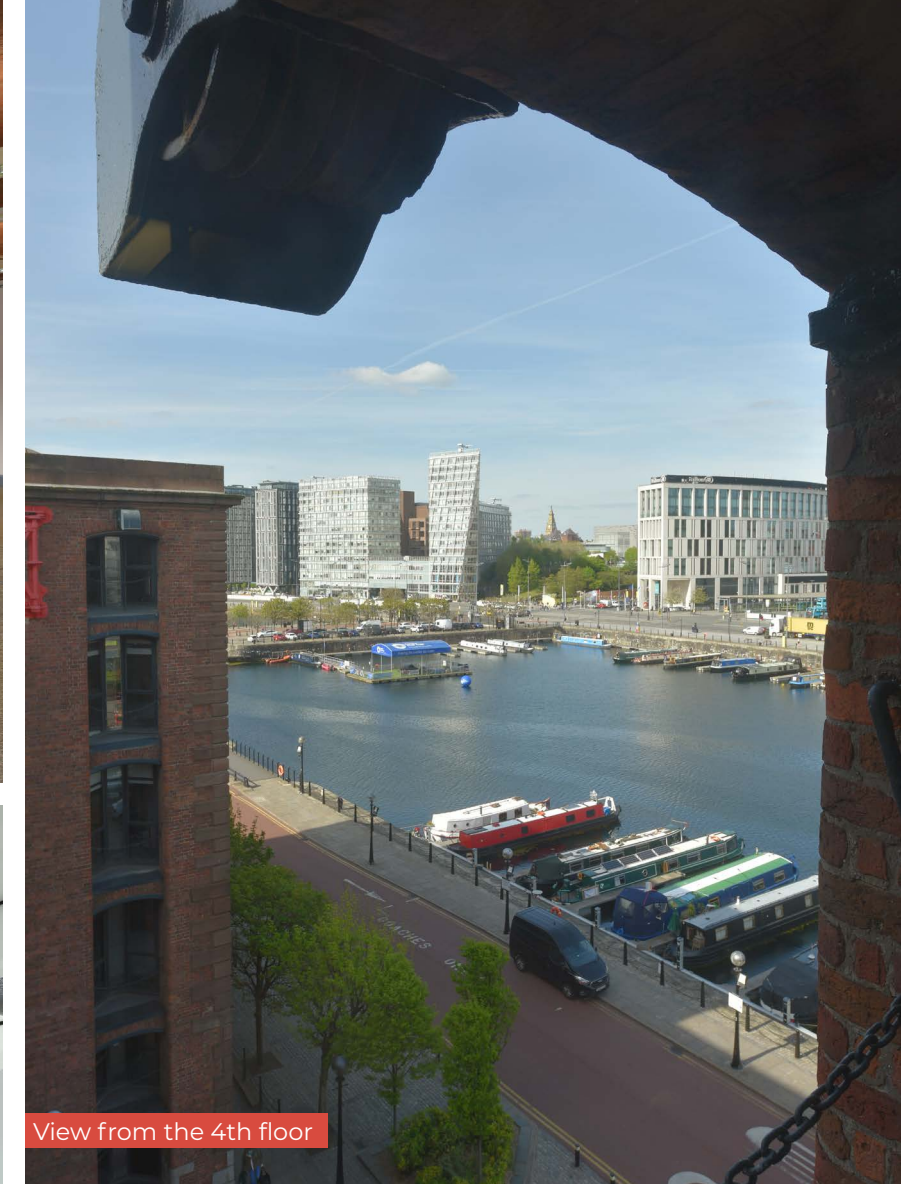
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Third Floor



Reception Area & Lifts



View from the 4th floor



Fourth Floor

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EPC

C74

VAT

All figures quoted are exclusive of and may well be subject to VAT

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction

Terms

Available on application

Contacts

Strictly by appointment with the letting agents:

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