



Grade 'A' New Build Office Space from 2,032 Sq Ft



MIDTOWN BIRKENHEAD
53.390601, -3.024650

malloryandirvine.co.uk

Not one



Two unique and architecturally stunning offices which have been developed simultaneously and completed in September 2023

but two



/ MALLORY RECEPTION

Specification at a glance



Grade A

Only Grade A new build office to complete in the Liverpool City Region in 2023.



Great Location

A rare opportunity to grow roots in one of the UK's most exciting redevelopment locations - Midtown Birkenhead.



Future Hub

Join a mix of new tenants as exciting plans for Birkenhead's new CBD take shape.



Impact

Built with sustainability, wellness and efficiency as a priority.



/ IRVINE EXTERIOR

Sitting in a strategic position, at the very heart of the **Midtown regeneration plan for Birkenhead**. Mallory & Irvine have taken the offering of office accommodation on **Wirral** to a **new level of quality**.



/ IRVINE FLOORPLATE



Key Amenities

Exceptional amenity for the modern office occupier, right on the doorstep.



Well Connected

Outstanding connectivity to a huge workforce and customer base. Just two minutes' walk from Conway Park metro station and two stops from Liverpool's Pier Head.



Great Value

Big city benefits, without the steep overheads.



Available Now

Ready now for tenants' fit-out

Designed for today's pioneers



Designed by renowned architects AHR, Mallory & Irvine deliver a pioneering working environment that does justice to their namesakes, promoting collaboration and driving productivity.

Mallory and fellow explorer, the Birkenhead born Irvine, represented the very best of Britain's pioneering spirit as they sought to conquer Everest in 1924. In particular, Irvine was acknowledged as an innovator, a risktaker, a maverick, a meticulous planner and a man with extraordinary foresight and vision – all the ingredients of today's entrepreneur.

AHR has designed both offices with these qualities in mind, providing today's risk-takers and innovators with highly-sustainable, energy-efficient, modern workspaces that utilise the very best design, fit-out and amenities.



/ IRVINE RECEPTION

In a hybrid, post-pandemic world, the very best workplaces provide an experience and environment that is as uplifting as it is practical and as inviting as it is calm. Mallory & Irvine offer exemplars of the best in modern workplace design.



Wired Score 'Gold' certification



Free Wi-fi



Ultra-fast fibre connections



Diverse power feeds from several substations



Smart building management system



Excellent air quality



Building app for contactless access



Natural light to improve productivity



Dedicated building application



Ultra efficient floorplates



/ MALLORY LOCKERS & CYCLE HUB

Built for the modern workforce



/ MALLORY BATHROOM



/ MALLORY CYCLE HUB

The specification of both buildings has been developed to align with today's workforce practices, allowing **hyperconnectivity** and providing room for **lounge areas, break-out spaces** and **small and large meeting rooms**.



Feature reception(s)



Security access gates



VRF air conditioning



4 x 16 person, and 3 x 16 passenger lifts



Steel Frame with buff brick and glazed elevations



Full access 150mm metal encapsulated, metal raised floor



Integral LED light fittings



EPC 'A'



Cycle hub with 1 cycle space per 10 staff



Metal suspended ceiling



Designed to 1:8 Sq M occupancy



DDA Compliant



1 locker per cycle space



Floor to ceiling height of 2.7m



WELL Certified Gold



1.5m x 1.5m Planning Grid



Accessible unisex shower cubicles



Flexible and highly efficient floorplates



BREEAM Excellent



7.5m x 15m Column Grid



Floorplans





Floorplans

*Floors can be split into suites from **c.2,032 sq ft**



Ground Floor

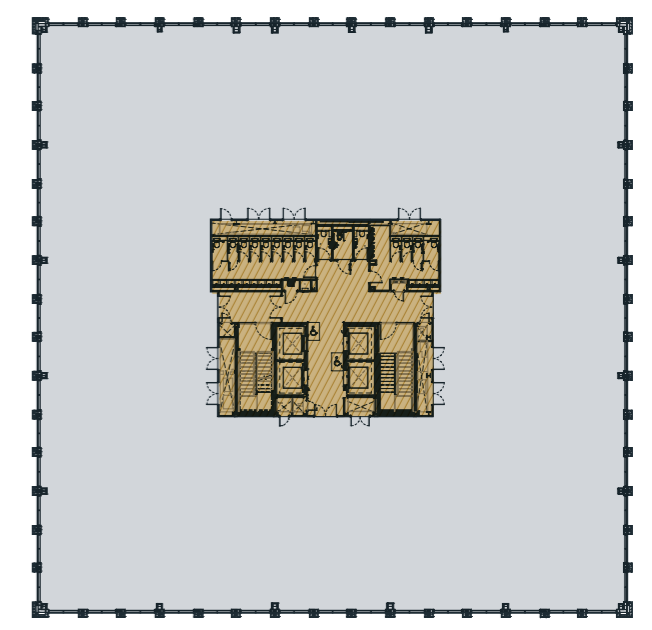
RETAIL SPACE CORE



G2	7,318 sq/ft	Commercial	Available
G1	4,767 sq/ft	Commercial	Let

Floor 1-4

OPEN PLAN OFFICE SPACE CORE



4	19,654 sq/ft	Office Use	Available
3	19,654 sq/ft	Office Use	Let
2	19,654 sq/ft	Office Use	Let
1	19,654 sq/ft	Office Use	Let



Floorplates

/ MALLORY FLOORPLATES



/ MALLORY SHOWERS



Mallory provides large column free floorplates, with floor to ceiling glazing, which affords the floorplates excellent levels of natural light throughout.

/ MALLORY FLOORPLATES



/ MALLORY RECEPTION





Floorplans





Floorplans

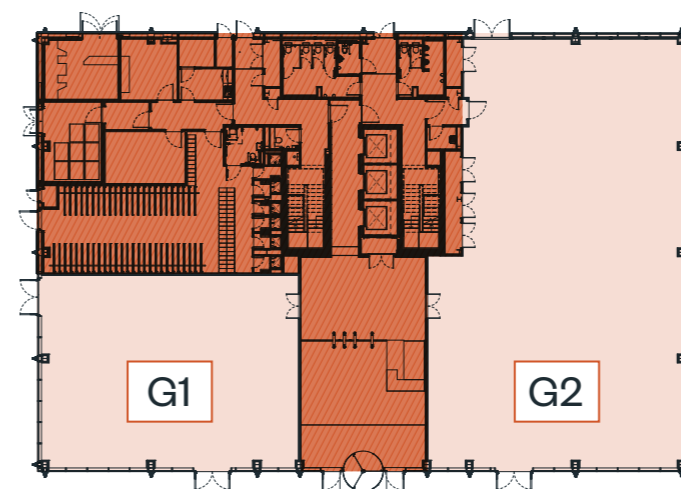


Irvine

Irvine is available as a whole, self-contained building or can be let on a floor-by-floor or suite-by-suite basis. Suites available from **2,032 sq ft.**

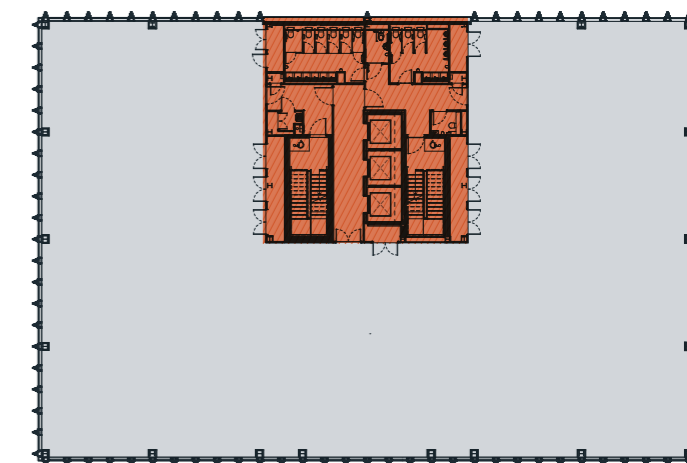
Ground Floor

RETAIL SPACE
 CORE



Floor 1-4

OPEN PLAN OFFICE SPACE
 CORE



G2	5,508 sq/ft	Commercial	Available
G1	2,647 sq/ft	Commercial	Available

4	12,505 sq/ft	Office Use	Available
3	12,505 sq/ft	Office Use	Available
2	12,505 sq/ft	Office Use	Available
1	12,505 sq/ft	Office Use	Available



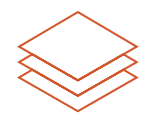
IRVINE FLOORPLATES



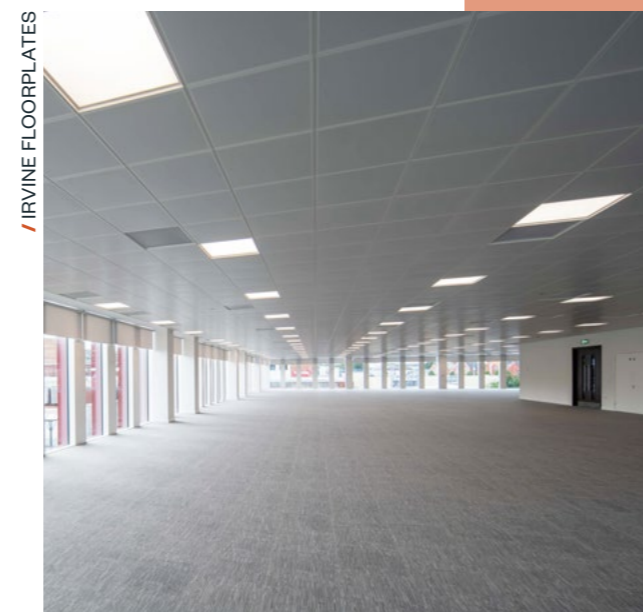
Floorplates



IRVINE SHOWERS



The central core and fully glazed elevations allow the utmost flexibility in space-planning and fit-out. The building enjoys an abundance of natural light, supporting the reduction in sickness, improving productivity and boosting creativity.



IRVINE FLOORPLATES



IRVINE RECEPTION

Sense of arrival

First impressions count and when you enter either Irvine or Mallory, you know you have arrived. Each reception benefits from fully glazed entrances leading to grand reception areas with feature walls and ceiling feature LED lighting.



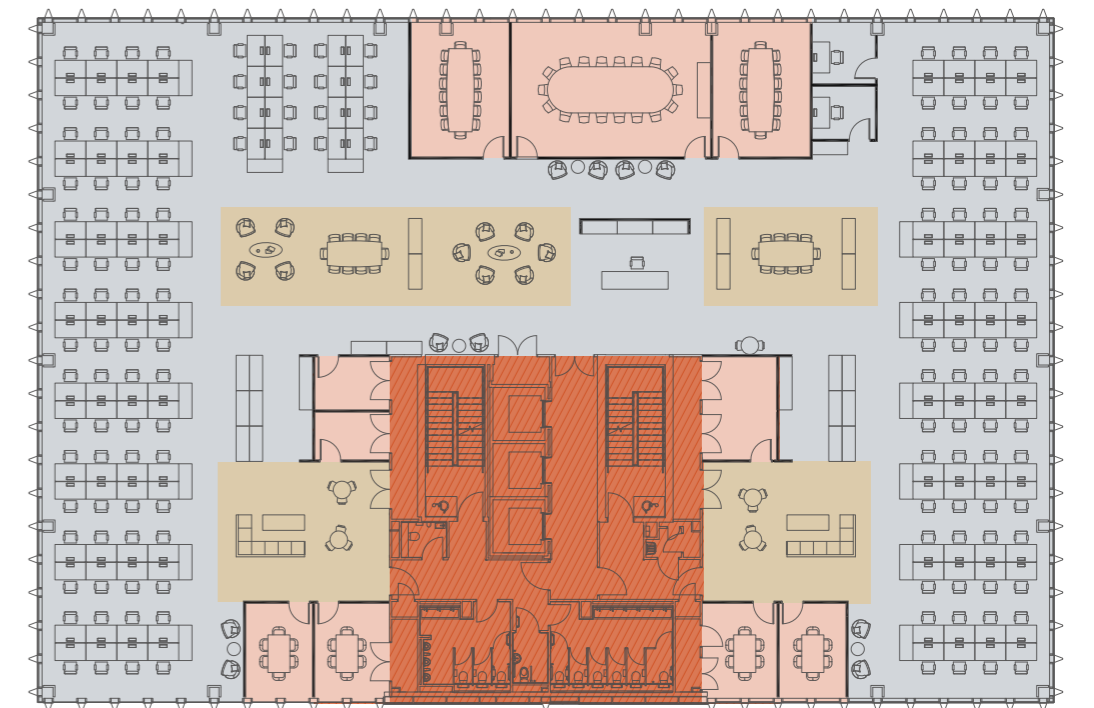
Indicative Spaces

1:8m2 occupancy ratio

The open-plan floorplates allow for varying space divisions and provide considerable flexibility for tenants to tailor their fit-out.



- OPEN PLAN OFFICE SPACE
(144 Workstations)
- MEETING ROOMS
(5 x 6 person, 4 x Zoom rooms)
- BREAKOUT SPACES
- CORE



At the heart of it all

Set right in the centre of Birkenhead Central Business District, Mallory & Irvine has the best of the town centre right on its doorstep.



WIRRAL MET COLLEGE

WIRRAL WATERS

HAMILTON SQUARE

FUTURE YARD

P

BIRKENHEAD PARK

CONWAY PARK STATION

P

BIRKENHEAD BUS STATION

Mallory

Irvine

P

BIRKENHEAD MARKET

P

P

ASDA

COSTA

WARDS FISH

CAFFÈ NERO

vodafone

PYRAMIDS SHOPPING CENTRE

Life on Left Bank



/ LIGHTHOUSE AT NEW BRIGHTON



/ TRANMERE ROVERS FOOTBALL CLUB



/ THE OPEN CHAMPIONSHIP AT ROYAL LIVERPOOL 2023



/ BIRKENHEAD PARK

Green space

1,200 acres of outstanding parks and gardens, three times the UK average per head of population.

1200 ACRES

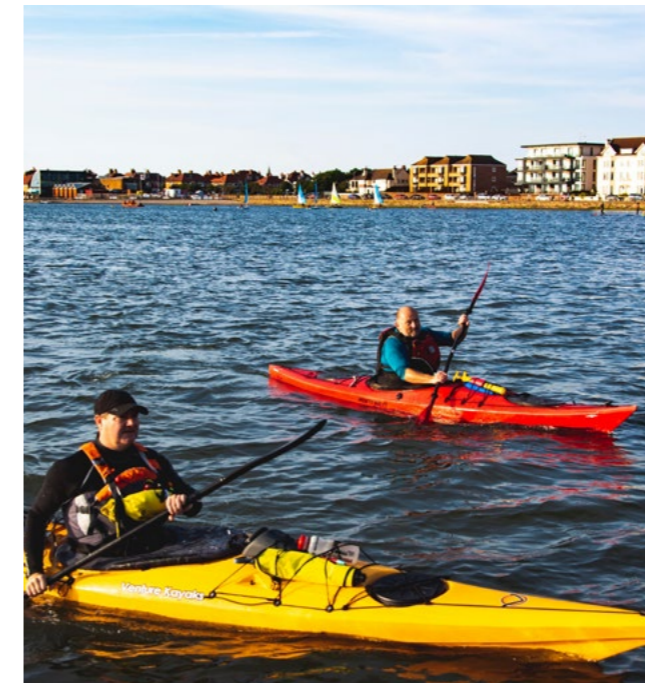
OF OUTSTANDING PARKS AND GARDENS

Educational excellence

Wirral's outstanding grammar school system provides residents with some of the highest performing state schools in the UK, with sustained high attainment levels.

Culturally significant

Events, arts, culture and heritage are key to making Wirral an exciting place to live, work and visit. World famous museums and galleries, theatres, thriving arts and music festivals, and energetic and creative residents combine to form a borough with an incredible heritage and a bright future.



/ KAYAKS ON WEST KIRBY BEACH

A sporting hub

Regular host of the Open Golf championship at Royal Liverpool and home to both Tranmere Rovers FC and the 2nd-highest ranked rugby union club in the north west (take a bow, Caldy RFC) Wirral is a sporting hub to rival most places.



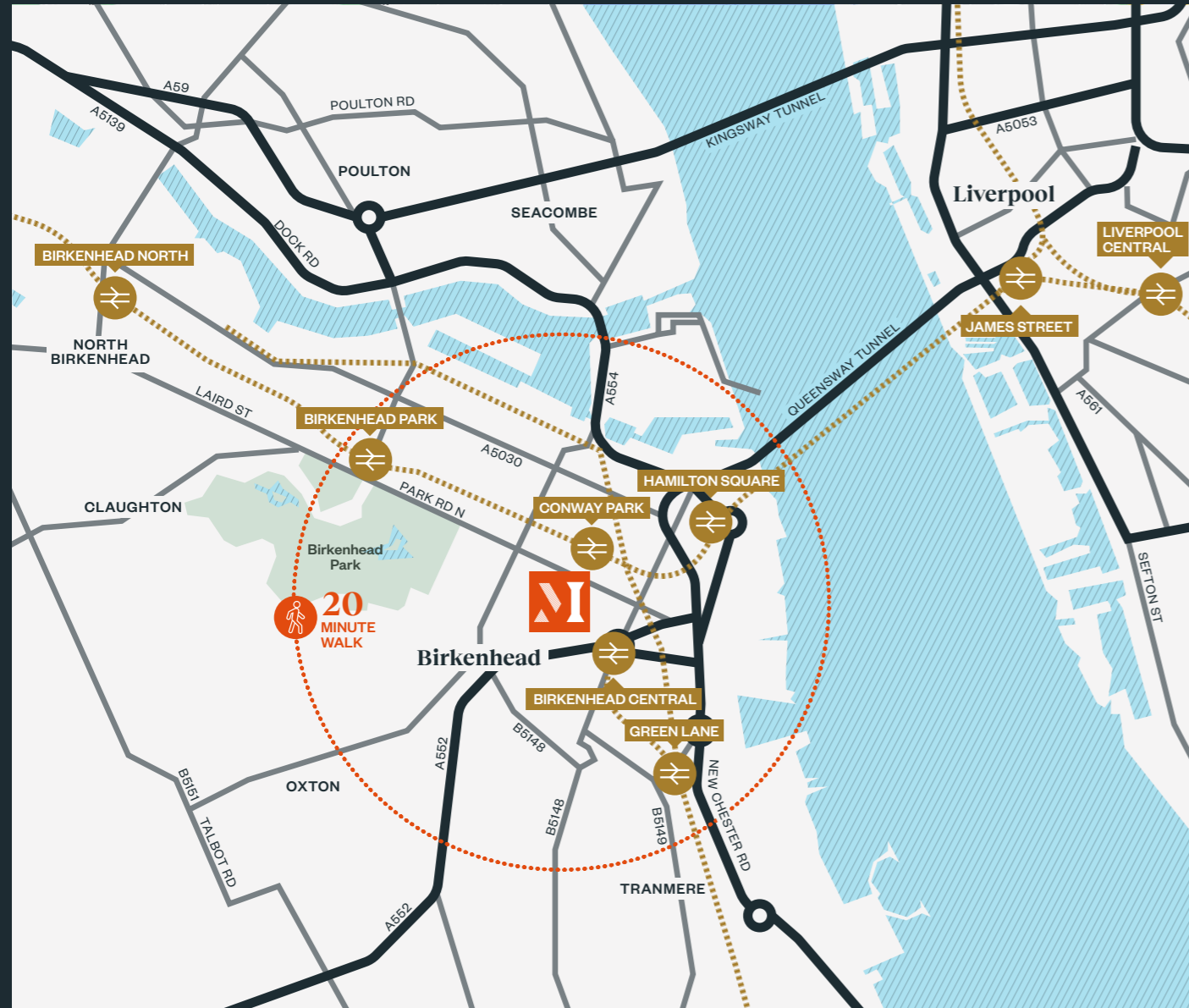
Full of life

Whether you're visiting one of its knock-out attractions such as Eureka! or the Lady Lever gallery, or taking in the quirky high streets of West Kirby, Hoylake, New Brighton or Oxton village, Wirral has an infectious buzz and a strong sense of community.

Surrounded by the water

Water on three sides – hey, didn't we say it was a peninsula? – meaning ample opportunities for sailing, windsurfing, fishing or just exercising your pooch. And you can get up close to some of the world's largest and most glamorous cruise ships, too.





Well Connected



5 MINUTES

TRAIN TO LIVERPOOL FROM BIRKENHEAD STATION



35 MINUTES

DRIVE TO LIVERPOOL AIRPORT

Bike



Wallasey	15 mins
New Brighton	20 mins
Port Sunlight	25 mins
Hoylake	40 mins
Thurstaston	45 mins
West Kirby	50 mins
Parkgate	60 mins

Car



Wallasey	8 mins
New Brighton	10 mins
Liverpool	10 mins
Port Sunlight	10 mins
West Kirby	15 mins
Hoylake	20 mins
Thurstaston	20 mins
Parkgate	25 mins
Neston	25 mins
Chester	35 mins
Liverpool Airport	35 mins
Southport	50 mins
Manchester	60 mins

Train



Liverpool	5 mins
West Kirby	25 mins
Chester	32 mins
Warrington	45 mins
Manchester	60 mins
London	2hr 44mins

Bus



Port Sunlight	22 mins
Wallasey	25 mins
New Brighton	35 mins
Heswall	36 mins
Hoylake	39 mins
West Kirby	39 mins
Greasby	41 mins



/ BIRKENHEAD BUS STATION



/ LIVERPOOL LIME STREET STATION

Liverpool City Region

Offering a distinctive blend of culture and commerce, the city region excels in offering an environment for people to grow and businesses to thrive. From a rich heritage in the maritime and shipping industry to truly world-leading position in numerous sectors, including science and technology (especially infection and prevention control), materials chemistry, AI solutions and on to the immersive technology sector.

/ PORT OF LIVERPOOL

Health and Life Sciences

The Wirral region offers a plethora of opportunities for the health and life science sector. With concentrations of biomanufacturing giants such as AstraZeneca, Bristol Myers Squibb, Seqirus, and Unilever, the region is a significant player. Additionally, the Liverpool School of Tropical Medicine, with its extensive research portfolio of over £320 million, is at the forefront of global research into infectious, debilitating, and disabling diseases. The region also offers exciting prospects for collaboration with renowned centers and institutions such as the Hartree Centre, Sci-Tech Daresbury, Sensor City, Manufacturing Technology Centre, and Virtual Engineering Centre. Notably, Liverpool is the north's headquarters for The Royal College of Physicians' impressive Spine project, adding to the dynamic health and life science landscape of the Wirral. (Growth Platform).

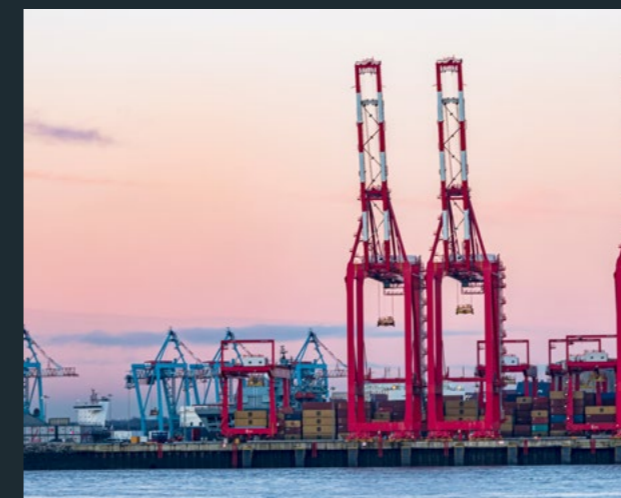


Digital and Creative

The digital and creative sector in Wirral is thriving, employing over 20,000 people and forming a vibrant hub. The gaming industry has strong links with the area, with Sony recently opening a new state of the art 80,000 sq ft office and Avalanche Studios choosing Wirral as its UK base, alongside their offices in New York, Malmo, and Stockholm. Additionally, the Hartree Centre at Sci-Tech Daresbury is home to Scafell Pike, the largest supercomputer in the world, providing tailored services to industry needs. These developments demonstrate the significant growth and importance of the digital and creative industry in Wirral and wider city region.



/ PORT OF LIVERPOOL



Port and Logistics

The Port of Liverpool including Wirral is a crucial hub for container ships, handling 95% of the world's largest vessels. This facilitates faster and greener supply chain transit for manufacturers. Additionally, the port plays a significant role in US-UK trade, with 45% of it passing through Liverpool. The city region is well-connected with major UK cities by rail, offering a travel time of just 2 hours and 15 minutes to London and only 45 minutes to Manchester. Liverpool John Lennon Airport serves more than 5 million passengers every year, offering flights to all major European business centres. The region is accessible by a network of 6 motorways, making travel by car easy and convenient. The Freeport Tax and Customs site at Wirral Waters and wider Freeport designation presents opportunities to enhance supply chain opportunities, attract investment and drive innovation.

Advanced Manufacturing

The Liverpool City Region, including Wirral, is at the forefront of advanced manufacturing, with a strong presence in automotive, pharmaceuticals, chemicals, FMCG, and F&B. The region boasts world-class manufacturers such as Unilever, Jaguar Land Rover, Vauxhall, AstraZeneca, and Pilkington. Furthermore, the Liverpool City Region Freeport provides excellent transatlantic shipping links, with more than half of UK manufacturers located within easy reach. The region is also a hub of education, with more than 15,000 students undertaking manufacturing related courses at world-renowned universities. These factors make the Liverpool City Region, especially Wirral, an ideal location for businesses looking to embrace digital innovation and transform their operations in the advanced manufacturing sector. (Growth Platform).

/ UNILEVER, PORT SUNLIGHT





Because it's there

Did Mallory and Irvine make their ill-fated attempt to summit Everest in 1924 'because it's there'? Possibly: such sentiments ran through the culture of British exploration and derring-do from the Victorian age onwards. But there was also the desire to project national and military prestige and to avoid the Americans or Germans pipping Britain to the glory. And so it was that two Cheshire lads – one a school teacher from Mobberley (Mallory), the other a quite brilliant engineer from Birkenhead – came together on 6th June to mount the third of their expedition's attempts on the summit of Everest.

Far top left: Mallory, 1924
Second Top Left: Irvine, 1924

Mallory was a highly experienced mountaineer and chose Irvine to partner him on foot of his engineering prowess (they were using innovative oxygen equipment, amongst other tricky pieces of kit); his meticulous planning skills; and because he was 'as strong as an ox.' Sadly, it was not to be and a deadly snow storm fell upon the summit on 8th June as the two men were making their approach and they were never seen again. Did they achieve their great aim? We shall never know for sure, but when Mallory's body was eventually discovered in 1999 the picture of his wife Ruth, that he said he would place on the summit, was not found in his tunic.

2040

A DELIVERY PARTNERSHIP BETWEEN:

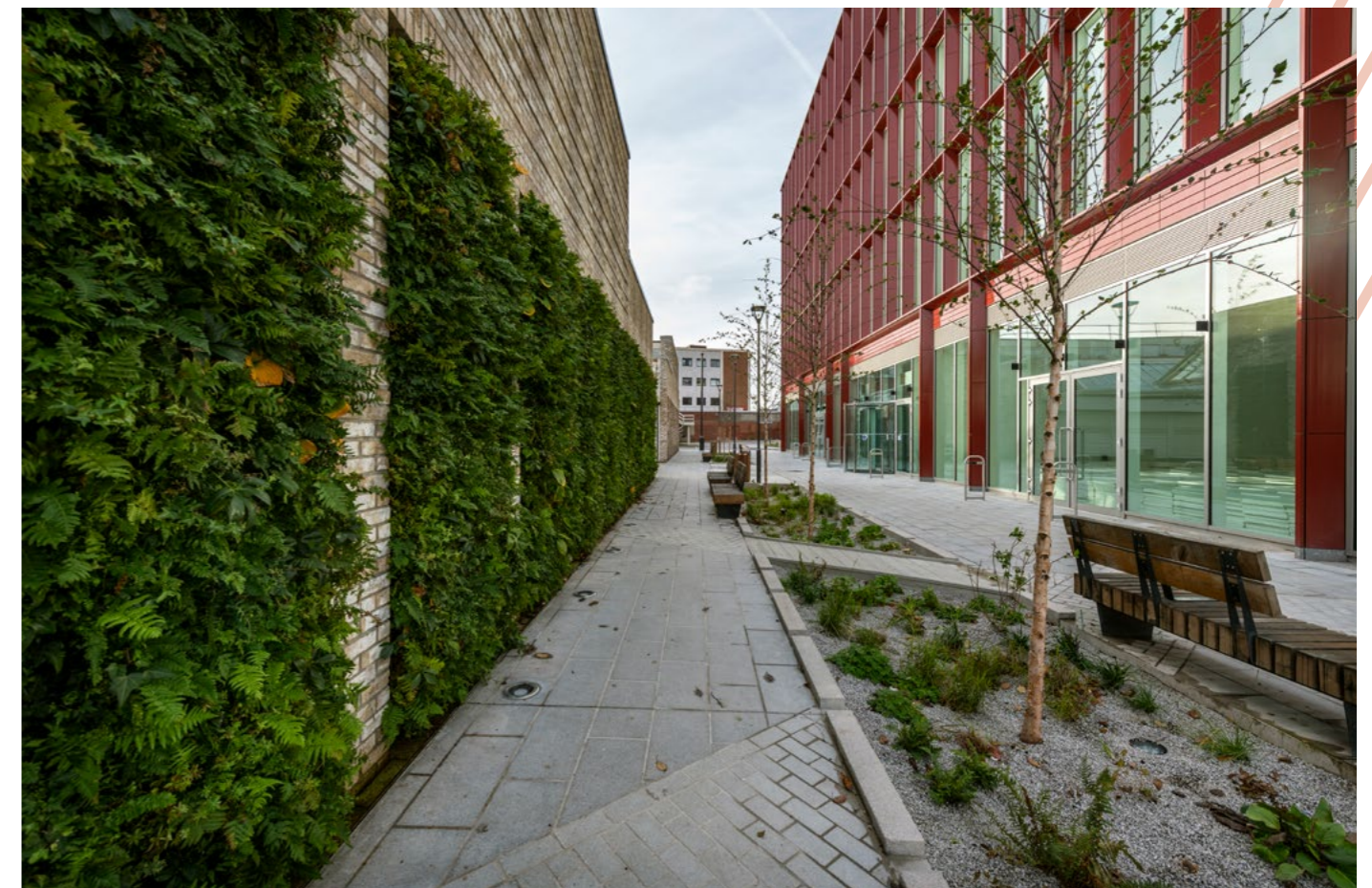


Homes
England



Delivered as part of the **regional growth plan by 2040**, a partnership between **Wirral Council, Liverpool City Region and Homes England.**

DEVELOPED BY:





For further information,
contact the sole letting agents:

CBRE

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malloryandirvine.co.uk

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