

**THE FUTURE
OF BUSINESS**



WELCOME TO THE NEW
LIVERPOOL INNOVATION PARK (LIP)
AN ENVIRONMENT OF OFFICES,
LEISURE AND BUSINESS CONTINUITY
SERVICES THAT HAS BEEN DESIGNED
AROUND YOUR BUSINESS NEEDS
AND CONFIGURED AROUND
A CENTRAL HUB OF CONNECTIVITY
AND FANTASTIC AMENITIES.

NEXT →



CONNECTIVITY AMENITIES OPPORTUNITIES

- HIGH SPEC OFFICES
- ON-SITE DATA CENTRE
- INDUSTRIAL UNIT
- MANAGED OFFICES
- STANDALONE BUILDING

PEOPLE CONTACT

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liverpoolinnovationpark.co.uk

THE PERFECT CONNECTED BUSINESS SPACE

+ COMMUNICATION

- Resilient, ultrafast broadband at up to 1Gbps
- High capacity upload and download capabilities
- Easy connection and flexible ICT packages
- Low cost internet provision

+ BUSINESS STABILITY

- On-site data centre
- Secure & resilient data storage
- Cloud & business continuity services
- 24/7 on-site and CCTV security
- Uninterrupted high capacity power provision

+ TRAVEL

- Ideally positioned on Edge Lane with direct arterial road access west to Liverpool City Centre and east to M62
- Train station within 10 minutes walk
- Bus stops and routes on site
- Extensive on site secure car parking
- International airports and seaports within close proximity
- On-site city bike scheme

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LIP HAS CREATED AN EXCLUSIVE ENVIRONMENT

LIP – configured around a central hub of amenities:

- State of the art reception area
- Meeting rooms and pods
- Organised events that include Summer BBQ, business networking breakout days

+ REST

- Informal break out areas
- On-site Bean café
- Outdoor terrace and gardens

+ YOU

- Annual tenant events/social programme
- Ben Dunne Gym
- Edge Lane Retail Park nearby

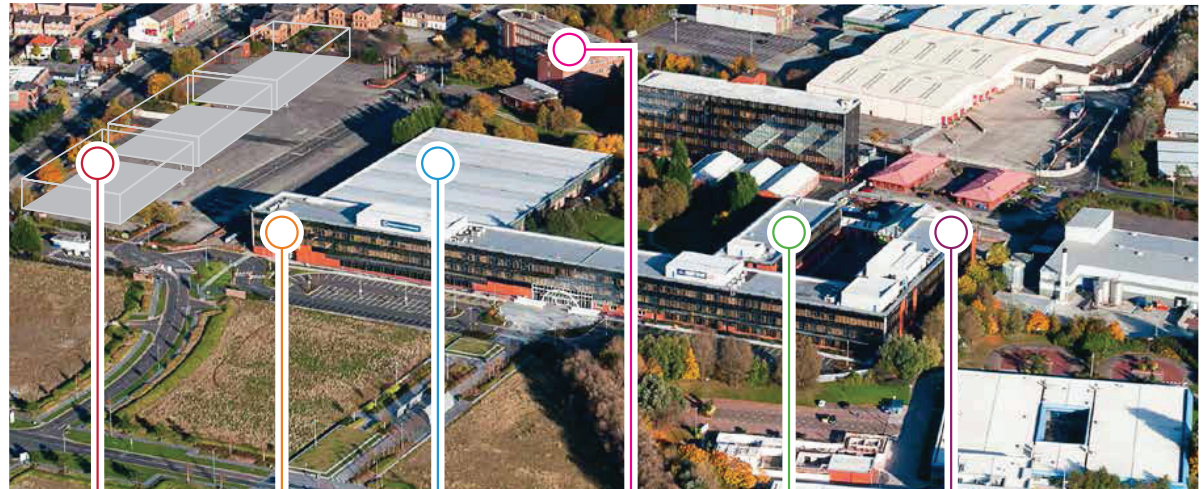
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Liverpool Innovation Park comprises 300,000 sqft of property – located in the heart of Liverpool's thriving science and technology cluster. There is a diverse range of opportunities on site including offices, leisure and business continuity services and a substantial data centre offering.



Development sites for sale – subject to planning, suitable for a variety of uses such as Leisure and Hotel.

High Specification Offices – located on the edge of Liverpool City Centre.

Industrial Unit – in excess of 70,000 sq ft on a main arterial route.

Standalone refurbishment opportunity – Shell building – 45,000 sq ft, suitable for a variety of uses.

Aimes – On site data centre offering excellent connectivity throughout LIP.

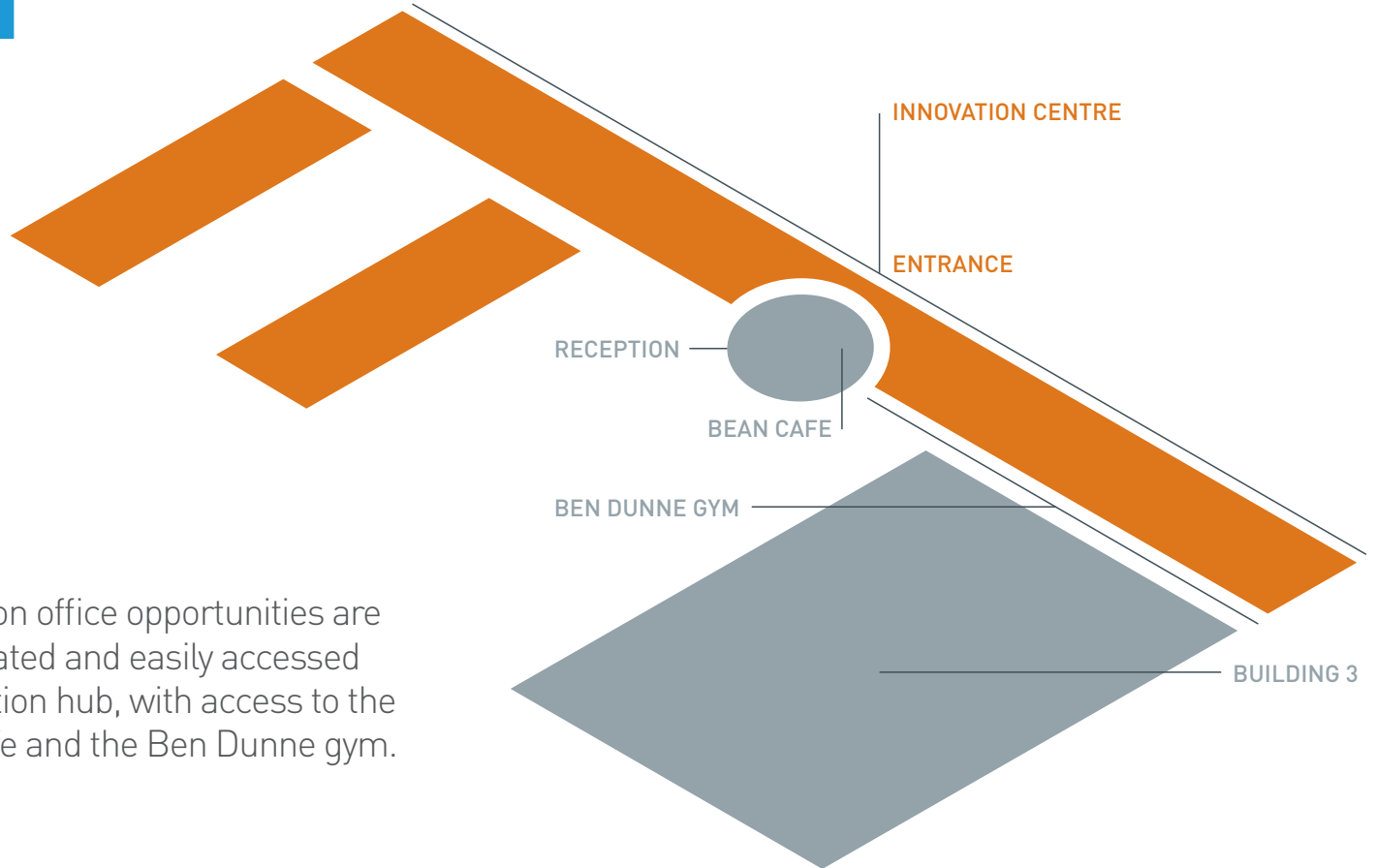
Managed office scheme – plug and play on an easy in easy out agreement from 100 sq ft.

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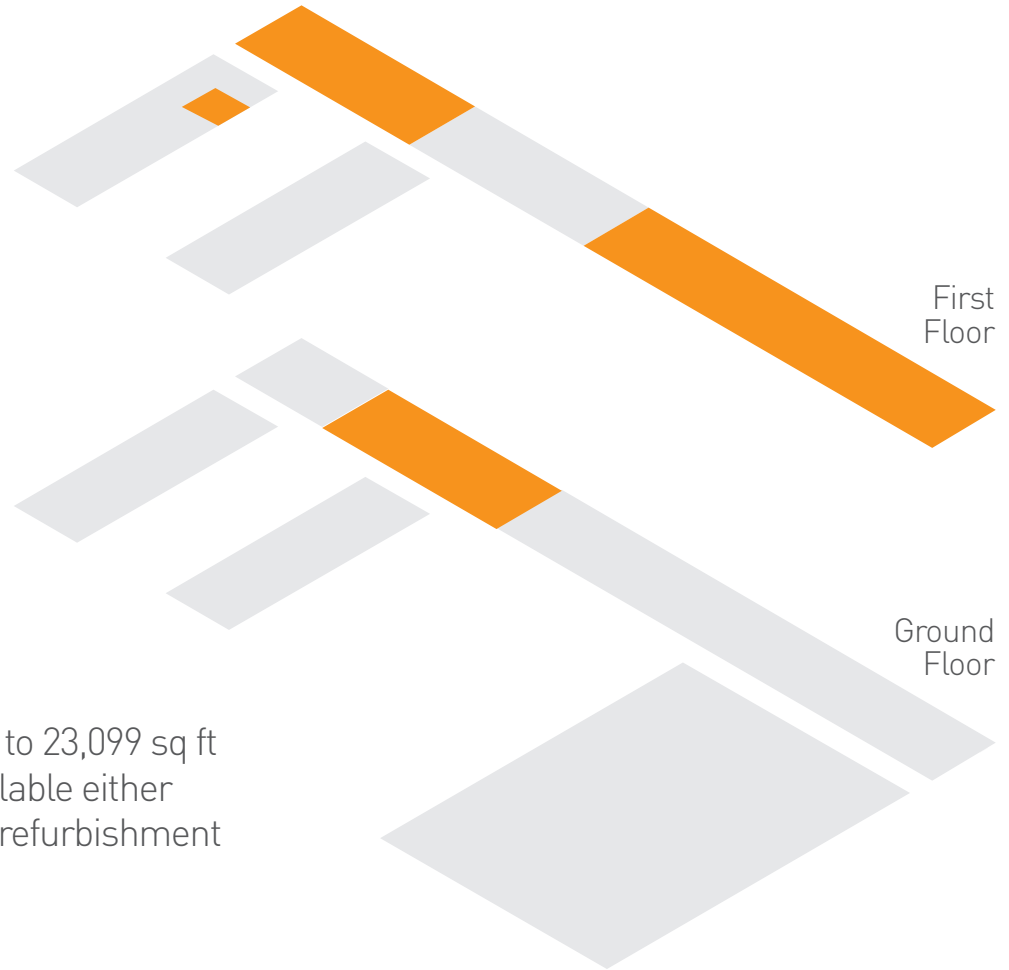
High-specification office opportunities are conveniently located and easily accessed through a reception hub, with access to the on-site Bean cafe and the Ben Dunne gym.

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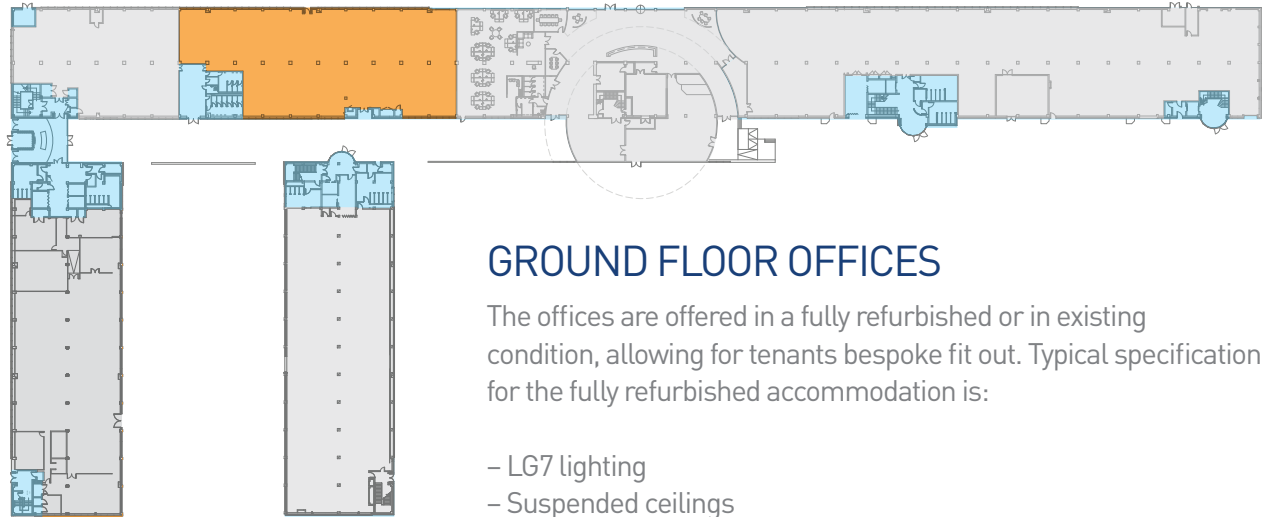
Available offices range from 1,001 sq ft to 23,099 sq ft over ground and first floor and are available either in existing condition or subject to a full refurbishment programme.

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GROUND FLOOR OFFICES

The offices are offered in a fully refurbished or in existing condition, allowing for tenants bespoke fit out. Typical specification for the fully refurbished accommodation is:

- LG7 lighting
- Suspended ceilings
- 3 compartment perimeter trunking
- Air conditioning

The following can be agreed subject to lease terms:

- Full accessed raised floors



CONNECTIVITY AMENITIES OPPORTUNITIES

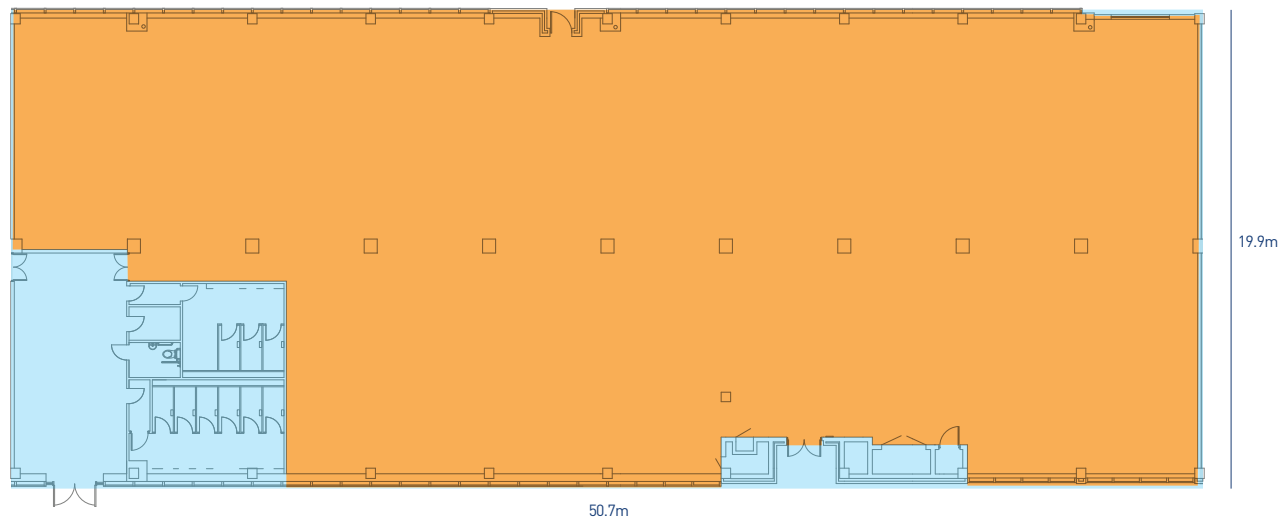
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GROUND FLOOR UNIT 2

Fully refurbished self-contained suite of 11,116 sq ft, available either as a whole or in part.



*Landlord standard indicative spec.

The offices are offered in fully refurbished or in their existing condition, allowing for tenants bespoke fit out.

Size: 11,116 sq ft
Service Charge: £5.75 per sq ft
Rent: £12.50 per sq ft

Typical specification for the fully refurbished accommodation is:

- LG7 lighting
 - Suspended ceilings
 - 3 compartment perimeter trunking
 - Air conditioning
- The following can be agreed subject to lease terms:
- Full accessed raised floors

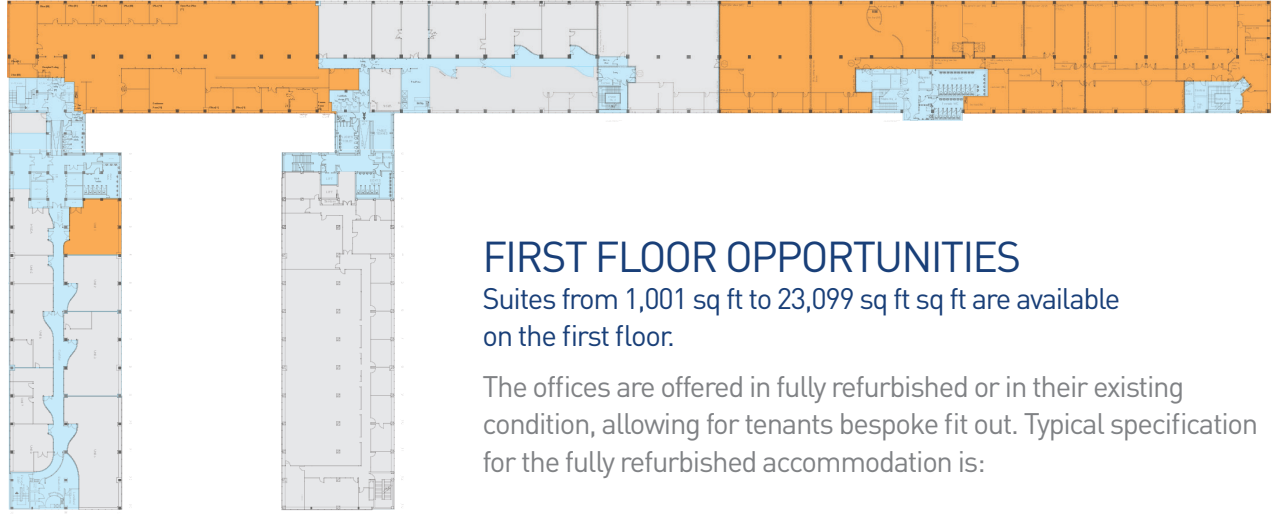


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FIRST FLOOR OPPORTUNITIES

Suites from 1,001 sq ft to 23,099 sq ft sq ft are available on the first floor.

The offices are offered in fully refurbished or in their existing condition, allowing for tenants bespoke fit out. Typical specification for the fully refurbished accommodation is:

- LG7 lighting
- Suspended ceilings
- 3 compartment perimeter trunking
- Air conditioning

The following can be agreed subject to lease terms:

- Full accessed raised floors

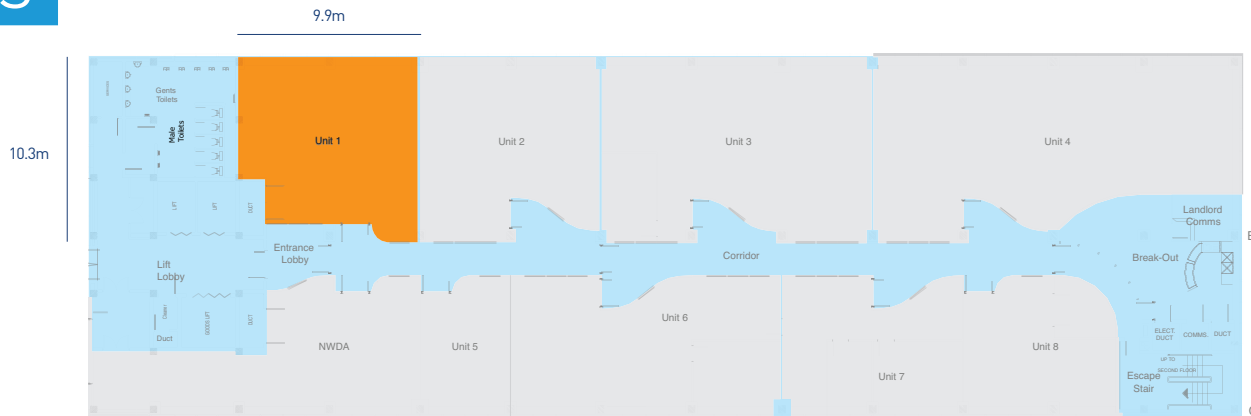


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*Landlord standard indicative spec.

FIRST FLOOR UNIT 1

Suite of 1,001 sq ft available on the first floor.

The offices are offered in fully refurbished or in their existing condition, allowing for tenants bespoke fit out.

Size: 1,001 sq ft
Service Charge: £5.75 per sq ft
Rent: £12.50 per sq ft

Typical specification for the fully refurbished accommodation is:

- LG7 lighting
- Suspended ceilings
- 3 compartment perimeter trunking
- Air conditioning

The following can be agreed subject to lease terms:

- Full accessed raised floors



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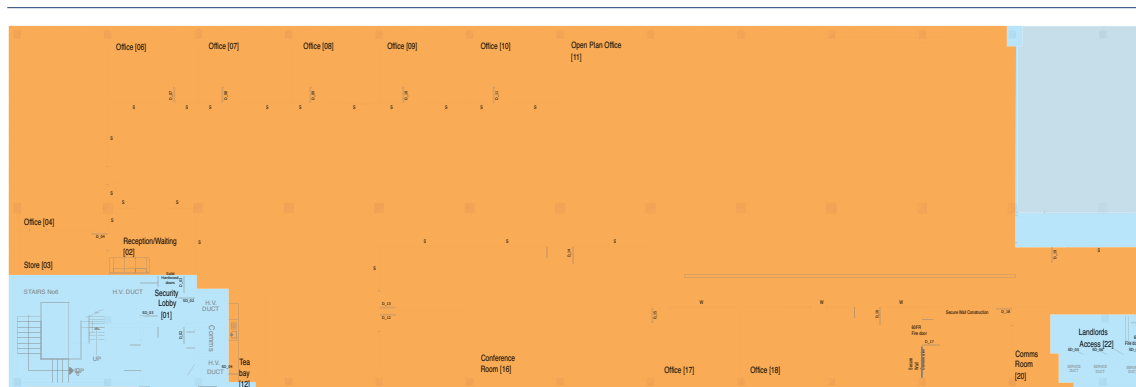
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20.4m

63.5m



*Landlord standard indicative spec.

FIRST FLOOR UNIT 3

Suite of 12,002 sq ft available on the first floor.

The offices are offered in fully refurbished or in their existing condition, allowing for tenants bespoke fit out.

Size: 12,002 sq ft

Service Charge: £5.75 per sq ft

Rent: £12.50 per sq ft

Typical specification for the fully refurbished accommodation is:

- LG7 lighting
- Suspended ceilings
- 3 compartment perimeter trunking
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The following can be agreed subject to lease terms:

- Full accessed raised floors

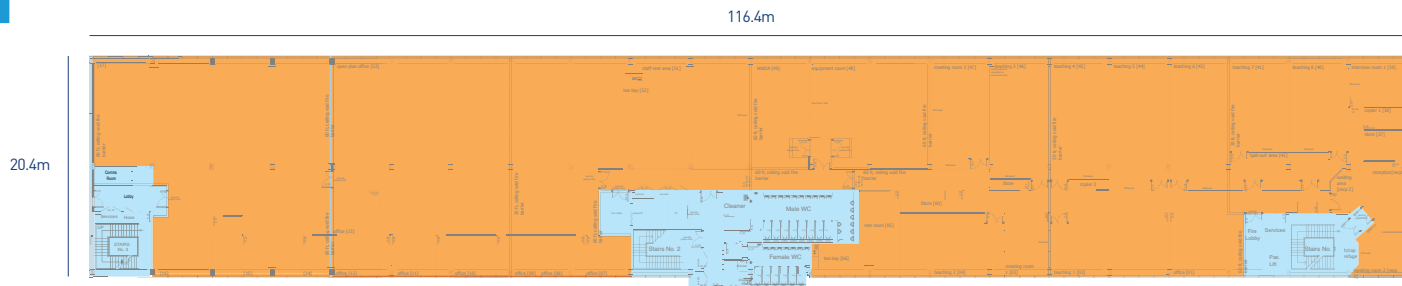


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*Landlord standard indicative spec.

FIRST FLOOR UNIT 4

Suite of 23,099 sq ft on the first floor.

The offices are offered in fully refurbished or in their existing condition, allowing for tenants bespoke fit out.

Size: 23,099 sq ft

Service Charge: £5.75 per sq ft

Rent: £12.50 per sq ft

Typical specification for the fully refurbished accommodation is:

- LG7 lighting
- Suspended ceilings
- 3 compartment perimeter trunking
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The following can be agreed subject to lease terms:

- Full accessed raised floors



CONNECTIVITY AMENITIES OPPORTUNITIES

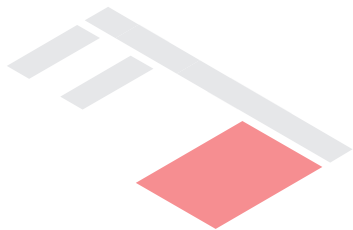
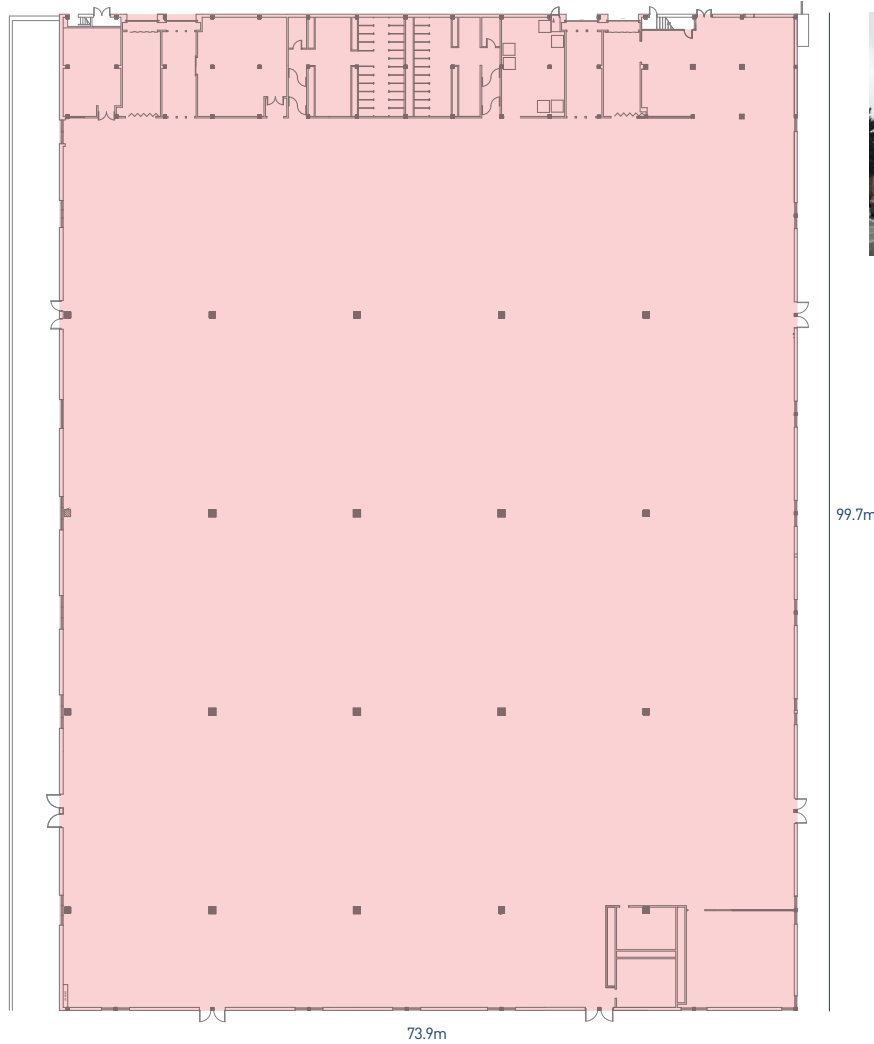
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INDUSTRIAL UNIT

The industrial unit provides 79,459 sq ft which can offer a substantial clear floor span with access directly off Edge Lane.



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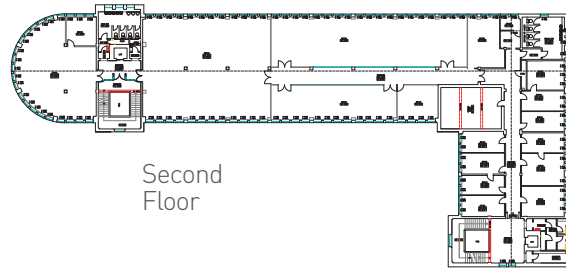
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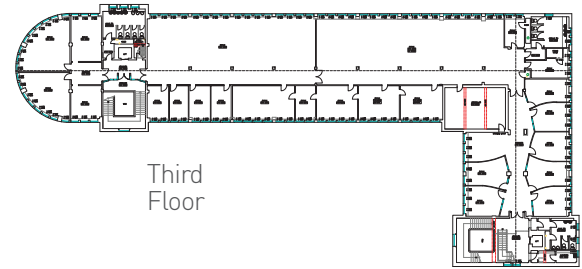
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STANDALONE DEVELOPMENT OPPORTUNITY

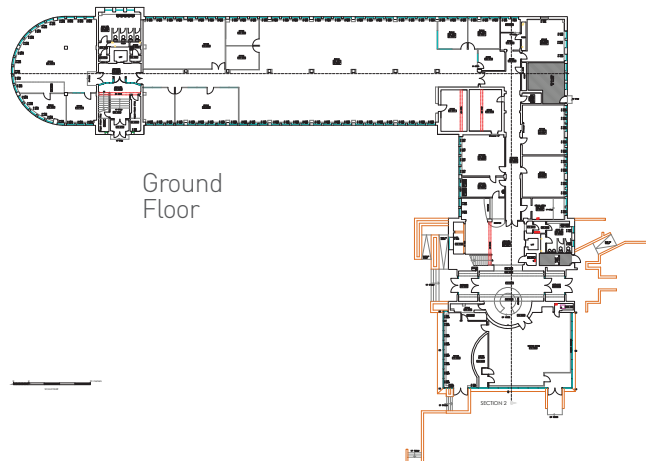
Building 19' is a 45,000 sq ft shell building which is available to purchase. Potential for a variety of uses from HQ office, training facility, call centre or R&D Facility.



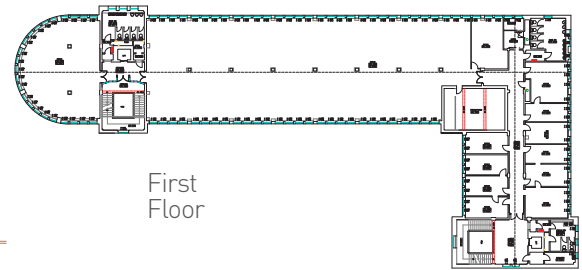
Second Floor



Third Floor



Ground Floor



First Floor

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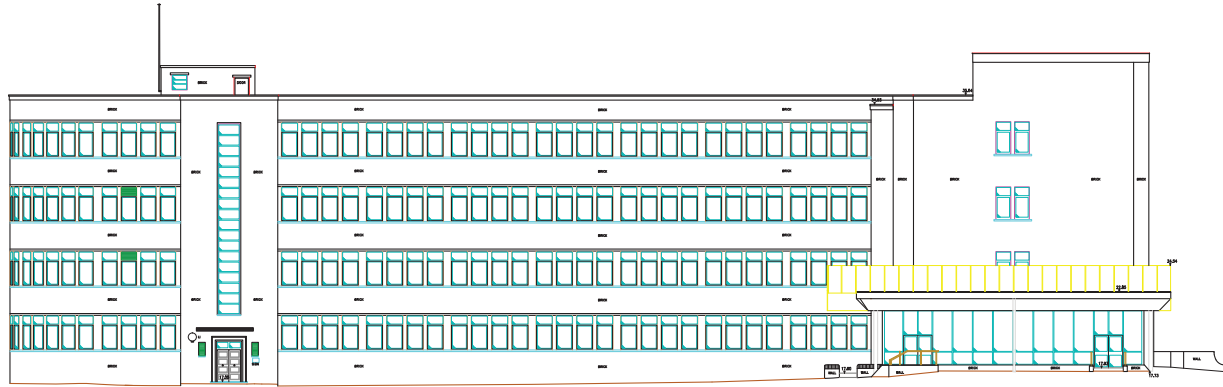
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Building 19' is a 45,000 sq ft shell building which is available to purchase. Potential for a variety of uses from HQ office, training facility, call centre or R&D Facility.



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ON SITE DATA CENTRE

On-site aimes grid services is an innovation-led technology company that provides data centre and internet services including, cloud and business continuity services, to public and private sector organisations.

Services:

Colocation and server hosting
Cloud Services
Internet Service Provision
Disaster Recovery & Business Continuity

Facilities:

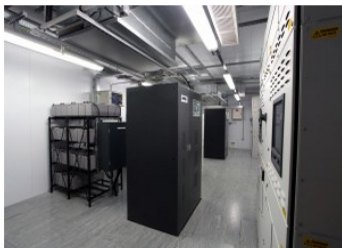
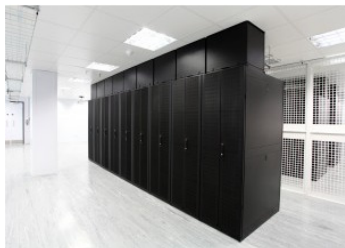
DC1 Baird House: 6,000 sq ft – Management Hub, NOC & High Density Data Centre.
DC2 Kilby House: 35,000 sq ft – Intelligent, Energy Efficient Data Centre Facility
Business Continuity Centre:
8,000 sq ft – 50 workplace recovery seats

Security:

ISO27001 Certified Data Centres
Onsite 24/7 security controlled access to the technology park
3m high secure perimeter
Constant CCTV surveillance
Multi-layered physical entry restrictions to each data centre

Resiliency:

9Tier 3 equivalent, concurrently maintainable, with 2N resiliency on the power infrastructure and N+1 on all other components.
Multiple carriers onsite
AIMES internet transit with BGP failover
Multiple utility power feeds to ensure no single point of failure.
Multiple on-site substations
UPS protection on all power to racks
Diesel generators to cover any power surge or power system failure.
Minimum N+1 resilience on chilled water cooling system

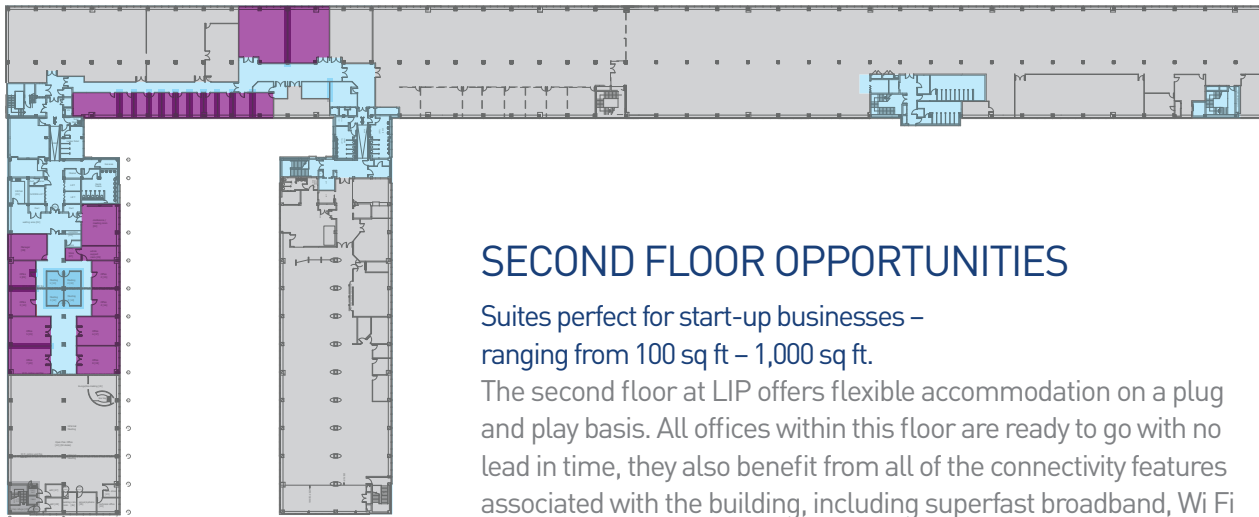


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SECOND FLOOR OPPORTUNITIES

Suites perfect for start-up businesses – ranging from 100 sq ft – 1,000 sq ft.

The second floor at LIP offers flexible accommodation on a plug and play basis. All offices within this floor are ready to go with no lead in time, they also benefit from all of the connectivity features associated with the building, including superfast broadband, Wi Fi and an active events calendar. The floor space in these larger offices can be modified and reconfigured to create a tailored space to suit the bespoke requirements of any business.

Call or Email Delyth Lloyd on 0151 261 4650 /delyth.lloyd@cbrems.com



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“The range of amenities at LIP is great. With on site café Bean and the gym, as well as the outside space, there’s no need to leave the campus!”

Andy Donaldson, Hitsearch

“THE LARGE RECEPTION AREA AT LIP HAS BEEN REALLY BENEFICIAL TO OUR BUSINESS AS A ‘MEET AND GREET’ SPACE”

Medwyn Jones,
Managing Director,
iCare Technologies

“Our tenant forum told us that they would be in favour of a gym on site, so we did it!
LIP Innovation Team

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CBRE
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