



LIVERPOOL
WATERS

 **Peel L&P**
REALISING POSSIBILITY

No. 8 PRINCES DOCK

GRADE A REFURBISHED
OFFICE ACCOMMODATION



LIVERPOOL



The Liverpool City Region is attracting inward investment and international business.

With new restaurants, bars and legendary nightlife, alongside waterfront and cultural attractions, this is a place where people want to live, work and play. Benefiting from beautiful coastline and countryside, quality of life matters here.



£10 BILLION investment planned in the City Region



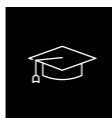
GVA TO DOUBLE to £1.75 billion by 2030



WORKFORCE 6 million within an hour



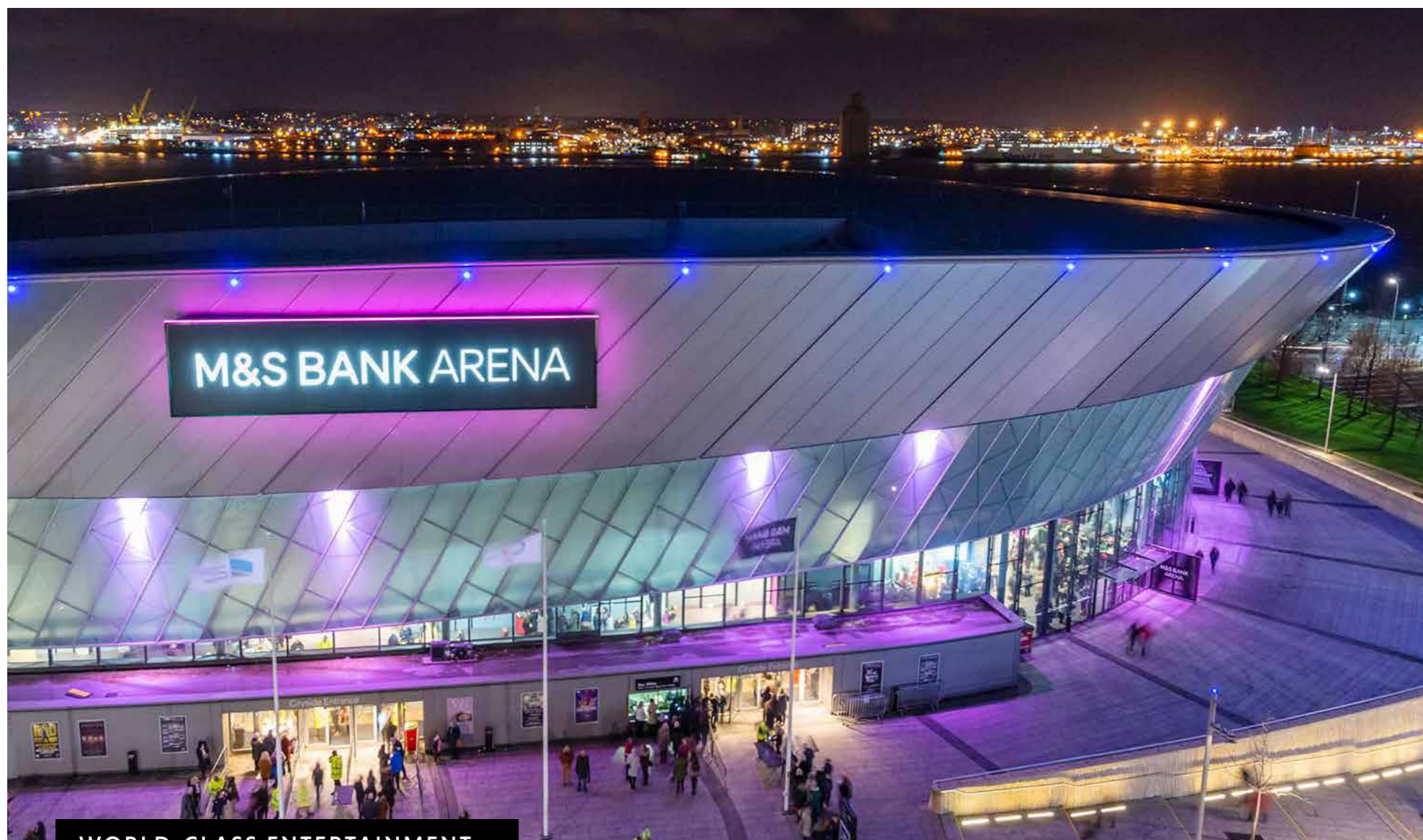
2 MAJOR AIRPORTS within 45 minutes' drive



4 UNIVERSITIES and over 213,000 students



DIRECT TRAINS to London and Manchester



WORLD-CLASS ENTERTAINMENT

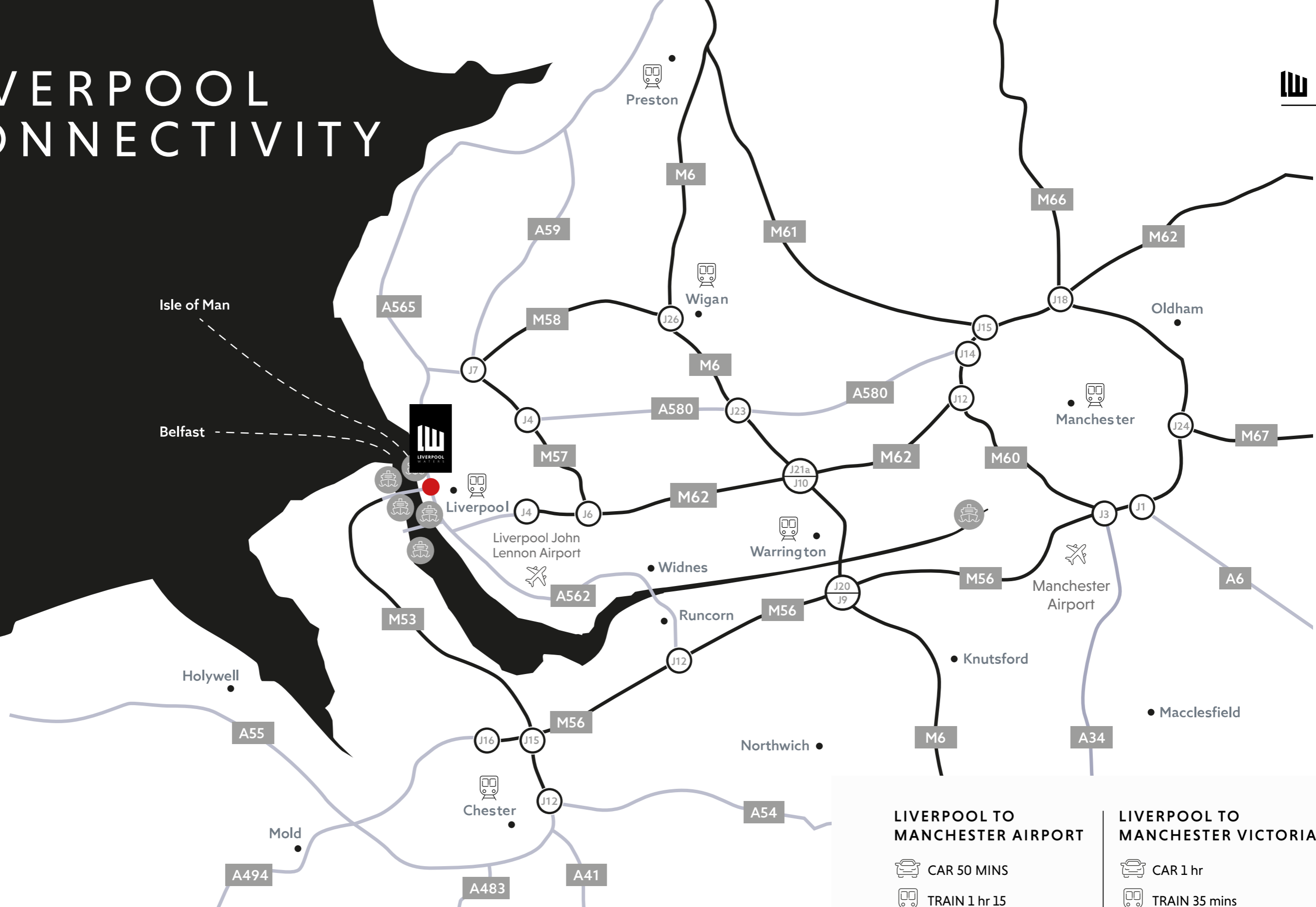


4 UNIVERSITIES



INTERNATIONAL AIRPORT

LIVERPOOL CONNECTIVITY



<p>LIVERPOOL TO MANCHESTER AIRPORT</p> <p> CAR 50 MINS</p> <p> TRAIN 1 hr 15</p>	<p>LIVERPOOL TO MANCHESTER VICTORIA</p> <p> CAR 1 hr</p> <p> TRAIN 35 mins</p>
<p>LIVERPOOL TO JOHN LENNON AIRPORT</p> <p> CAR 25 MINS</p> <p> TRAIN 50 MINS</p>	<p>LIVERPOOL TO LONDON</p> <p> CAR 4 hr 20</p> <p> TRAIN 2 hr 30</p>

LIVERPOOL WATERS

With an estimated value of £5 billion, Liverpool Waters is one of the largest regeneration projects within Europe and the largest single development opportunity in the city.

Covering some 60 hectares and spanning 2.3 km of the city's famous waterfront, Liverpool Waters will see the creation of a new mixed-use city district for Liverpool and bring back to life a swathe of historic dockland.



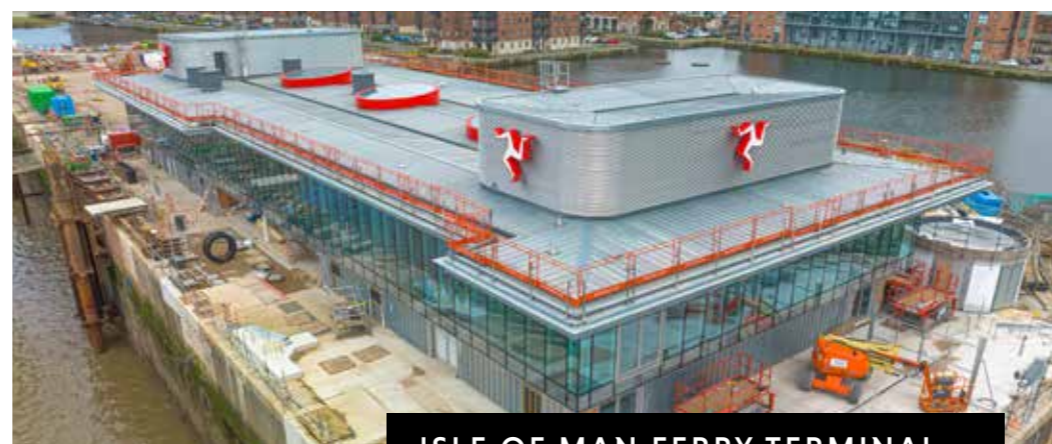
CRUISE LINER TERMINAL



PROPOSED EVERTON STADIUM



PRINCES DOCK



ISLE OF MAN FERRY TERMINAL



NORTH DOCK



PROGRESS



3,000 people now working within the Liverpool Waters Neighbourhoods.



More than 100 visiting cruise ships planned for 2022, alongside many planned city wide event and waterfront activities at Liverpool Waters.



Over £300m development with Moda Living and Regenda completed and IOM Government Ferry terminal works underway.



Works underway £500m Everton Football stadium to create an iconic international 53,000 seat waterfront stadium.



Detailed planning consent for almost 1,000 apartments which have either completed or are due to commence on site.



Over 200,000 sq ft of completed letting transactions within the existing built office estate.

SUSTAINABILITY



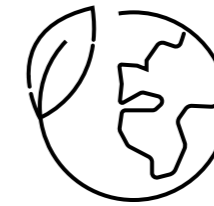
SUSTAINABILITY IS A FUNDAMENTAL CONSIDERATION IN OUR COMMERCIAL DEVELOPMENTS AND WE WORK WITH OCCUPIERS TO CHAMPION GOOD PRACTICE.

Peel L&P

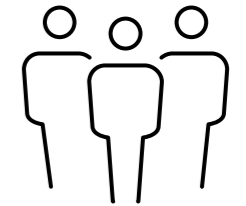
THE THREE PILLARS OF SUSTAINABILITY



ECONOMIC INVESTMENT



ENVIRONMENTAL RESPONSIBILITY



COMMUNITIES

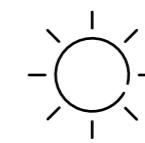
Liverpool Waters operates an ISO 50001 certified energy management system.



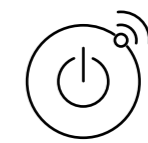
BREEAM rating 'Excellent'



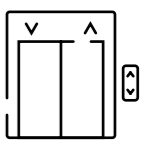
Intelligent lighting control systems



Solar control glazing



Building energy management system



Energy efficient lift technology

Liverpool Waters is about creating neighbourhoods for the future, considering the environmental impact today for the place of tomorrow. With access to nature at its heart, Liverpool Waters is creating wellness through green travel whilst promoting health activity by connecting communities to waterways and nature. We care about the places we create.

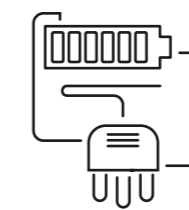
- Magnificent views across the River Mersey and beyond
- Easy access to high quality public green space
- Residential and office space making full use of natural daylight
- Childcare facility at Princes Dock
- A full range of fitness activities available
- Regular community events and festivals organised across Liverpool Waters
- 5 minute walk to city centre amenities and cultural attractions
- Well-connected by bike, boat and bus
- Delivered three Net Zero Carbon office buildings and develop all new commercial buildings to gain a BREEAM Excellent rating



ISO CERTIFIED



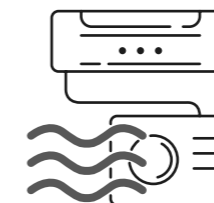
ENERGY SAVING



ENERGY MANAGEMENT



WATER



AIR



MERSEY HEAT NETWORK

DISTRICT HEATING NETWORK AT LIVERPOOL WATERS WILL MAKE USE OF SUSTAINABLE FORMS OF ENERGY INCLUDING GROUND SOURCE, WATER SOURCE AND AIR SOURCE HEATING TO PUMP HOT WATER AROUND THE NEW NEIGHBOURHOODS AS WELL AS THE EXISTING ESTATE.

LIVERPOOL WATERS



COMMERCIAL SPACE

- 1 No. 5 Princes Dock
- 2 No. 8 Princes Dock
- 3 No. 10 Princes Dock
- 4 No. 12 Princes Dock

HOTEL

- 5 Titanic Hotel
- 6 Radisson Blu Hotel
- 7 Mercure Liverpool Atlantic Tower
- 8 Proposed Cruise Liner Terminal Hotel
- 9 Malmaison Hotel
- 10 Crowne Plaza Hotel
- 11 Inside by Melia

TRANSPORT

- 12 Sandhills Train Station
- 13 Moorfields Train Station
- 14 Proposed IoM Ferry Terminal
- 15 Proposed Cruise Liner Terminal
- 16 James Street Train Station
- 17 Princes Dock Multi Storey Car Par
- 18 Isle of Man Ferry Terminal
- 19 Mersey Ferry Terminal
- 20 Temporary Cruise Liner Termina
- 21 Moorfields on Old Hall Street

LEISURE ATTRACTIONS

- 22 Pier Head
- 23 Royal Liver Building
- 24 Anfield
- 25 Goodison Park
- 26 Proposed Everton FC Stadium
- 27 Museum of Liverpool
- 28 Central Dock Park

RESIDENTIAL

- 29 Plaza 1821
- 30 Alexandra Tower
- 31 Quay Central
- 32 Park Central
- 33 The Lexington
- 34 No. 1 Princes Dock
- 35 Waterloo Warehouse

FOOD AND DRINK

- 36 Panoramic 34
- 37 Bean Coffee Shop
- 38 Cargo Restaurant
- 39 Brasco Lounge
- 40 Alchemist
- 41 Matou
- 42 Riva
- 43 Sky Bar
- 44 Mowgli

- 45 Gino D'Acampo
- 46 Rudy's
- 47 San Carlo

AMENITIES

- 48 Holyrood Nursery
- 49 Sainsbury's
- 50 Harbour Leisure and Fitness Club

PRINCES DOCK



PRINCES DOCK IS THE FIRST PHASE OF LIVERPOOL WATERS AND IS LOCATED ADJACENT TO THE ICONIC ROYAL LIVER BUILDING WITH PANORAMIC VIEWS ACROSS THE RIVER MERSEY.

PRINCES DOCK IS A WORLD CLASS BUSINESS DESTINATION AND LEISURE COMPLEX, LOCATED IN THE HEART OF THE CITY.



A PLACE TO WORK, LIVE AND THRIVE

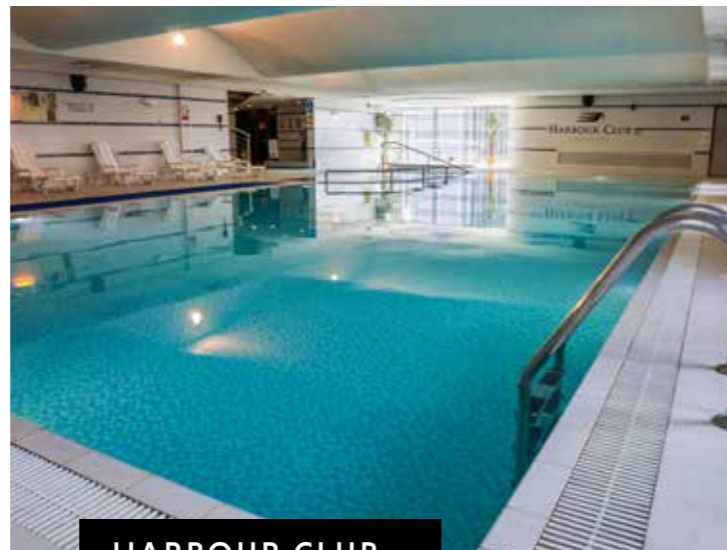
A NEIGHBOURHOOD
ROOTED IN HISTORY,
DESIGNED FOR THE
FUTURE



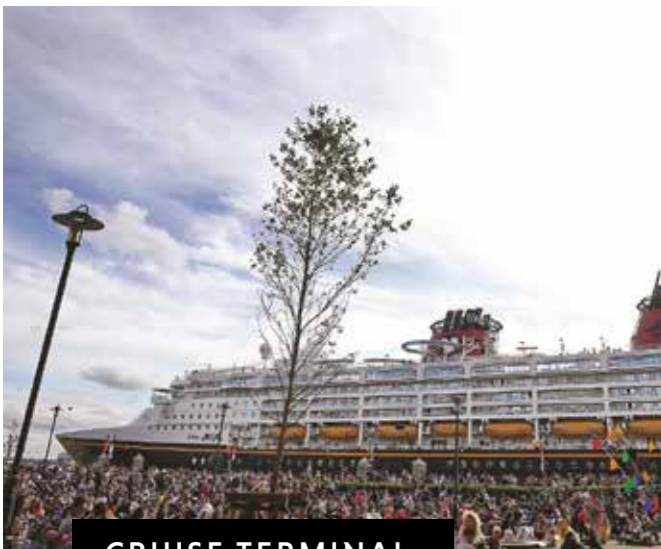
OUTDOOR SWIMMING



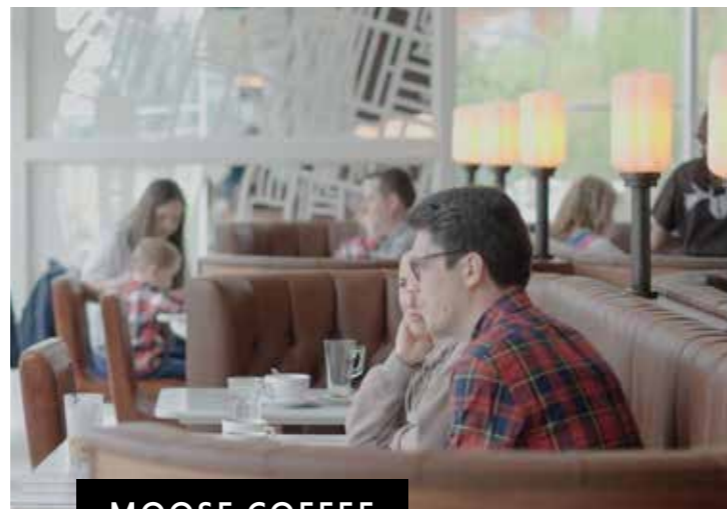
DRAGON BOAT RACE



HARBOUR CLUB



CRUISE TERMINAL



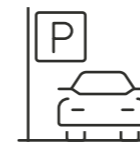
MOOSE COFFEE



INTERNATIONAL
CRUISE LINER
TERMINAL



COFFEE SHOPS
& RESTAURANTS



MULTI-STORY
CAR PARK



HERITAGE WALKS



SCUBA SCHOOL



LEISURE FACILITIES;
INCLUDING
MALMAISON
& CROWNE PLAZA
HOTELS



WELL CONNECTED

Liverpool Waters benefits from an established transport network with many ways to access Princes Dock.



TRAIN

Less than a 10min walk from Moorfields Station. Connecting Merseyrail trains to Wirral, North and South Liverpool, and beyond to Lime Street Station for National rail travel, including London.



CYCLE

2km of cycle routes through the heart of Liverpool Waters and directly connecting to the wider city cycleways and secure facilities in Princes Dock



PARKING

Secure city parking 24/7. At Liverpool Waters you can keep your car close with an array of parking options from contract to pay as you go.



BUS

A dedicated bus station connecting Princes Dock to the wider Merseytravel network.



CAR

Road access from the Strand and 24/7 car parking located next to Princes Dock.



EV CHARGING

Electric vehicle charging point and Voi city electric scooter parking locations.



FOOT

Accessible walkways and riverside routes throughout Princes Dock.

IN GOOD COMPANY



Over 50 local and international businesses already operating in Liverpool Waters:

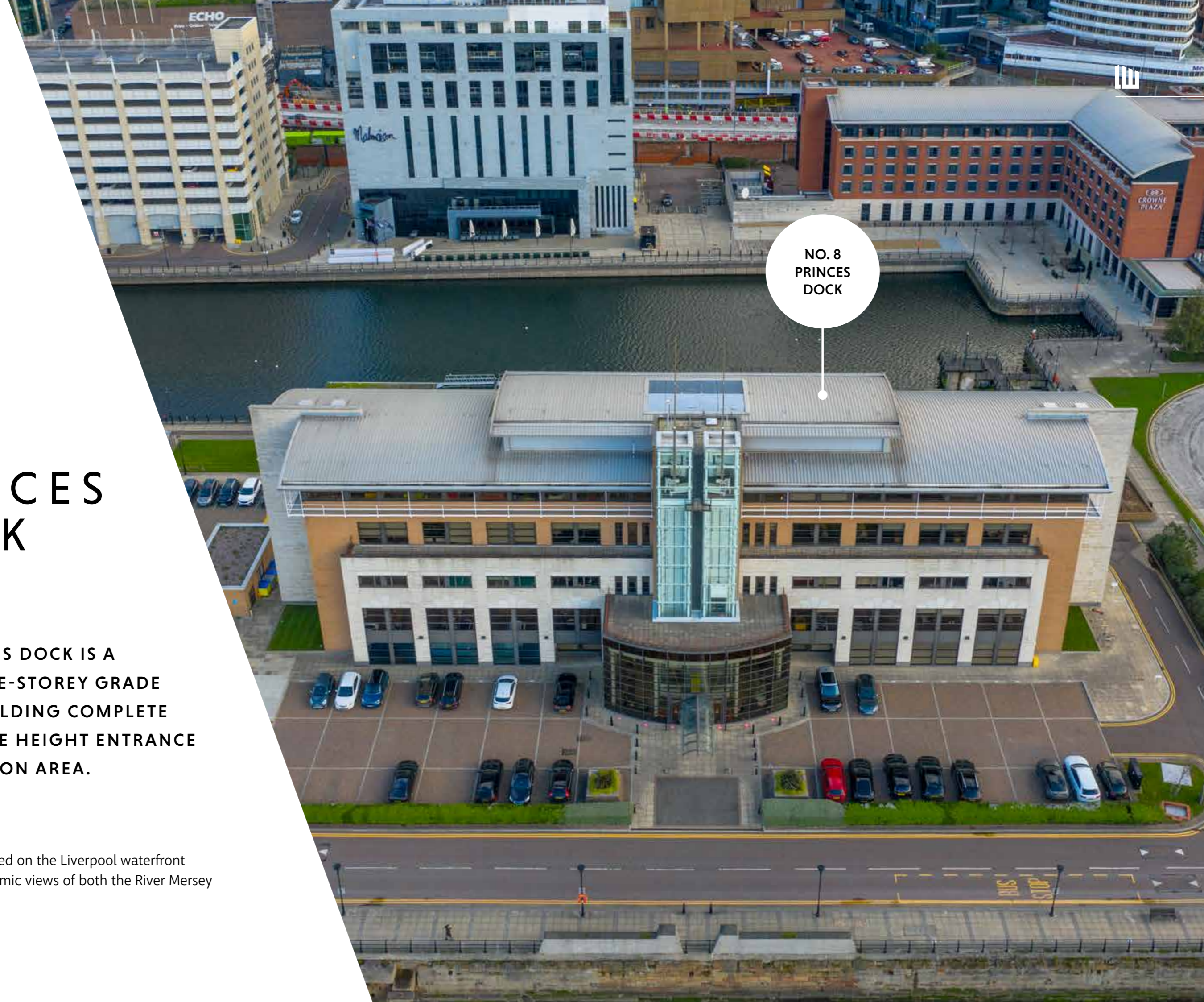


No. 8 PRINCES DOCK

NO. 8 PRINCES DOCK IS A
MODERN FIVE-STOREY GRADE
A OFFICE BUILDING COMPLETE
WITH DOUBLE HEIGHT ENTRANCE
AND RECEPTION AREA.

The building is located on the Liverpool waterfront
and provides panoramic views of both the River Mersey
and Princes Dock.

NO. 8
PRINCES
DOCK





BUILDING FEATURES AND SPECIFICATION

- Floor to ceiling glazing
- Shower facilities
- Fully accessible raised floors (150mm clear Void)
- LG7 Lighting
- 2 panoramic passenger lifts
- 4-pipe fan coil air conditioning
- CCTV surveillance
- Impressive double height reception
- Suspended ceilings
- Dedicated bicycle racks
- Secure on-site parking at a ratio of 1:500 sq.ft
- Refuse recycling collection service
- Male, female and accessible WC facilities
- 24 Hour security & building manager service
- Ultra fast wireless WIFI broadband between 10MBps and 2GBps or traditional copper and fibre services
- On-site cleaning service and maintenance

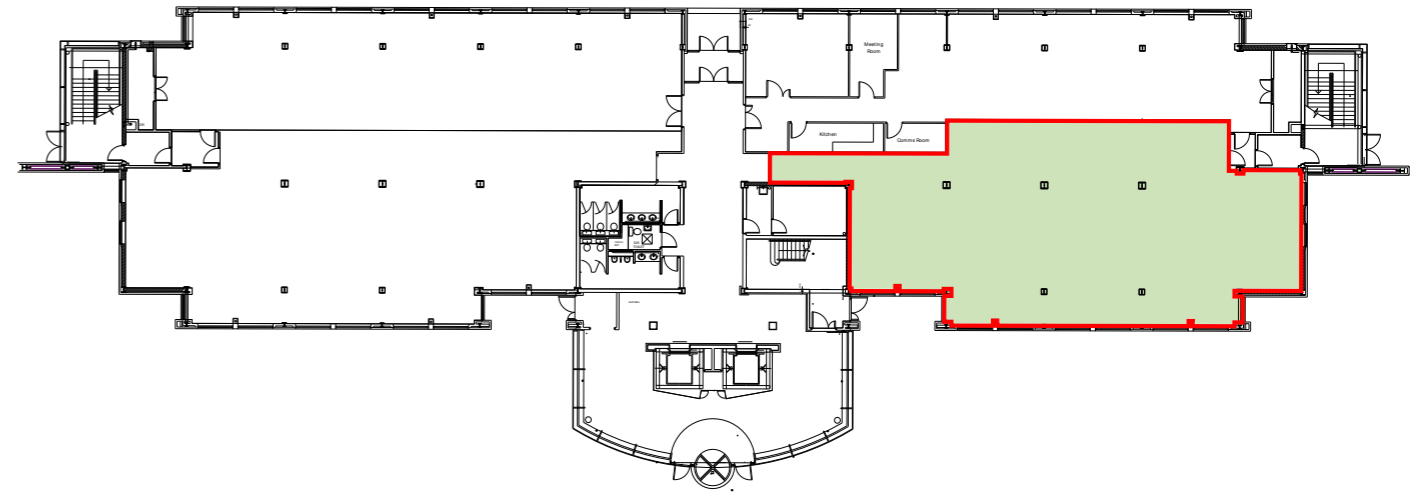




FLOORPLANS



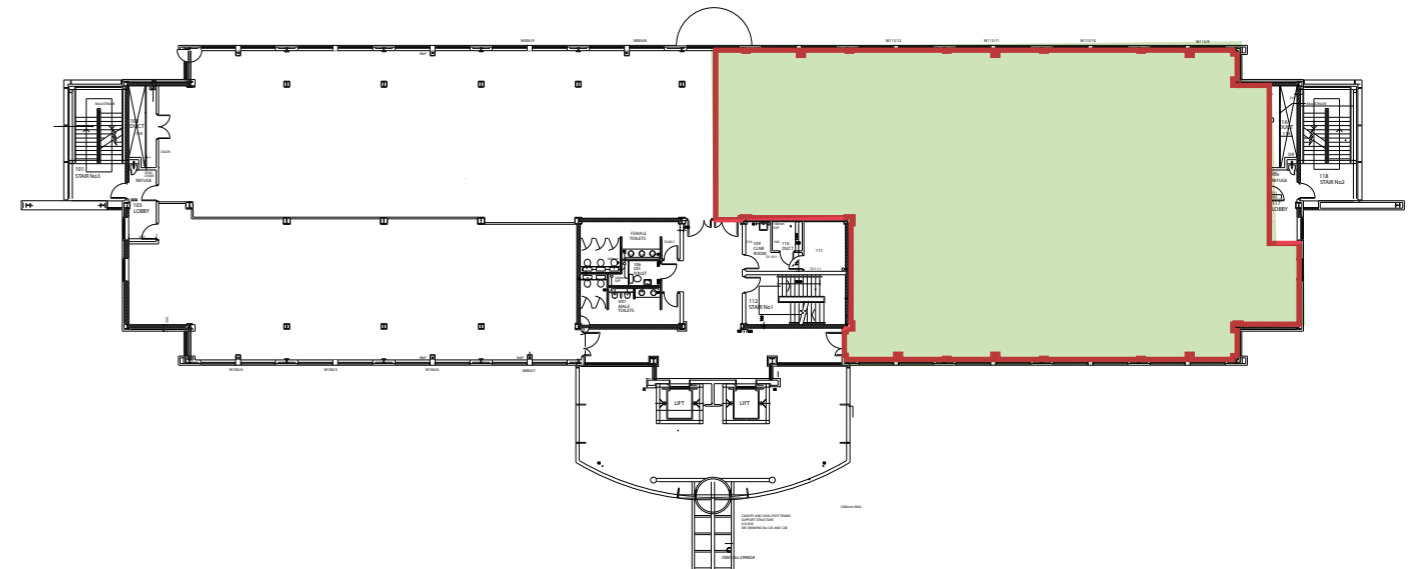
Princes Dock Basin



River Mersey

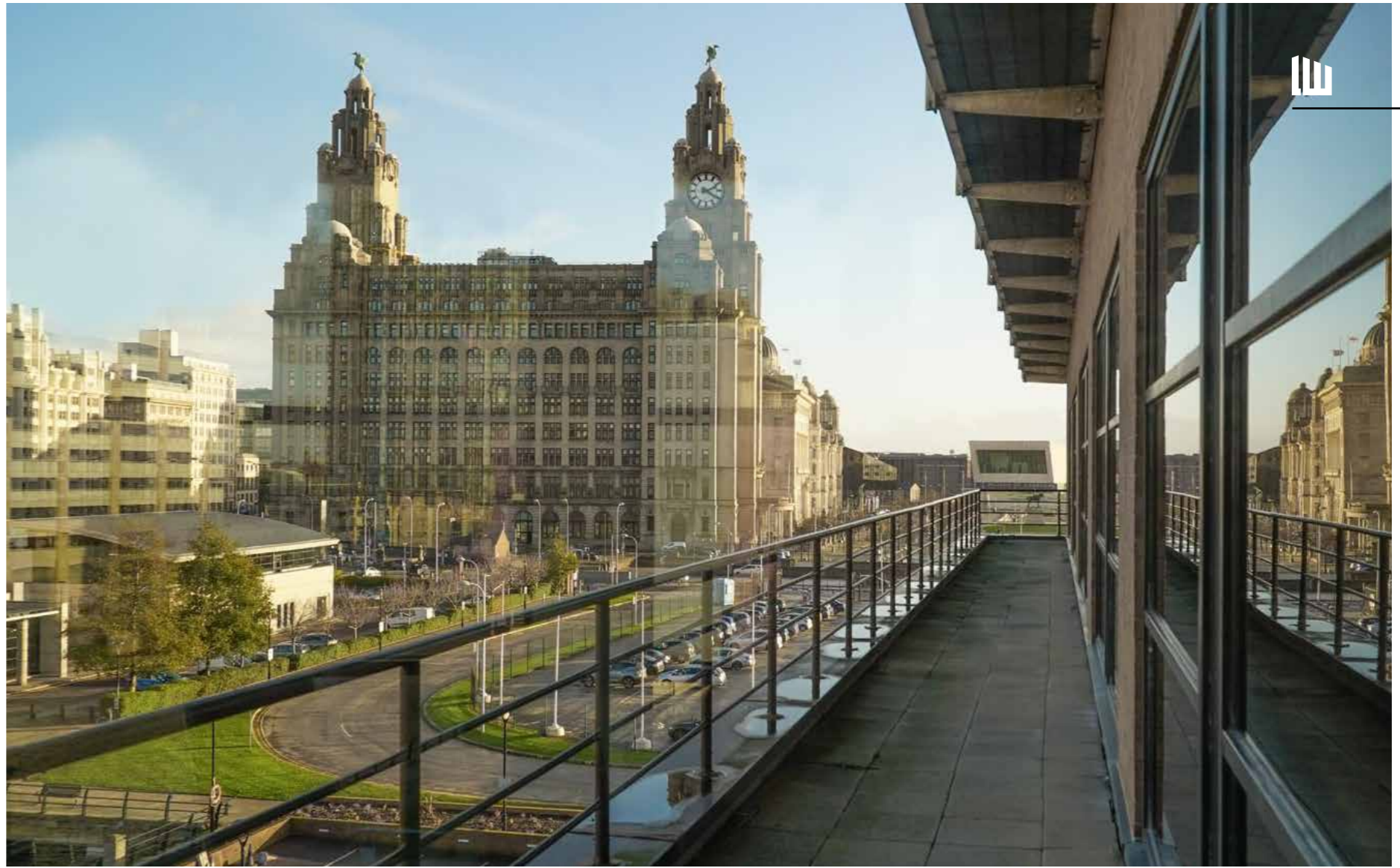
PART GROUND FLOOR 3,278 SQ FT

Princes Dock Basin



River Mersey

PART 1ST FLOOR 6,020 SQ FT



PEEL L&P

We are an ambitious regeneration business with generations of history, heritage and expertise in our DNA. First established in 1971, Peel L&P is now responsible for some of the most transformational development projects in the UK today.

Owning and managing 18 million sq ft of property and 30,000 acres of land and water, our holdings are concentrated in the north west of England but we also own and manage significant assets throughout the UK with a total portfolio value of £2.6 billion.

As a part of the Peel Group; we are integral to a business that strives to make a positive impact on people's lives.

Our legacy matters. We take great pride in the outcomes we achieve, the people we work with, the way we go about our business and the transformational projects we deliver.

Our specialist teams have a proven track record in delivering high-quality, legacy projects across land, property, water and airspace. This includes airports, hotels, waterways, media hubs, event spaces, leisure facilities, retail, workspaces, residential development, industrial and logistical space, public realm, historic gardens and the renewable energy sector.

Peel L&P is an agile and ambitious business with a legacy of success for a long-term, sustainable future.

We see possibility. We deliver transformation.



£2.6bn
gross assets



18m sq ft
property/built estate



30,000
acres of land



MEDIA CITY UK



THE VIC



LIVERPOOL JOHN LENNON



WIRRAL WAATERS



GLOUCESTER QUAYS



LIVERPOOL 2





LIVERPOOL
WATERS



No. 8 PRINCES DOCK

0151 958 0503

Imarco@peellandp.co.uk

liverpoolwaters.co.uk

Further information is available from:

AVISON
YOUNG

0151 255 1910
avisonyoung.co.uk

ian.steele@avisonyoung.com
remi.smith@avisonyoung.com

WORTHINGTON
OWEN.

0151 230 1130

WORTHINGTONOWEN.COM

mark@worthingtonowen.com
andrew@worthingtonowen.com