



Royal Albert Dock  
Liverpool

**WORK**

FULLY FITTED, FLEXIBLE  
WATERSIDE WORKSPACE

700 – 2,500 SQ FT

**SPACE**

AT THE DOCK

# WORK

# BOOK SIDE



LIVERPOOL IS ONE OF THE WORLD'S MOST DISTINCTIVE & CREATIVE CITIES.

BE INSPIRED BY THE SPIRIT OF YOUR SURROUNDINGS – OUR BOLD & BEAUTIFUL DOCKSIDE WAREHOUSE WORKSPACE IS THE PERFECT SETTING.

# SPACE

### OUR WATERSIDE WORKSPACE COMMUNITY BENEFITS FROM COMMUNAL FACILITIES, AMENITIES + SERVICES.

- Designer furniture, including desks and chairs
- Feature meeting room and phone booths
- Dressed shared breakout / informal meeting spaces
- Shared kitchen space
- Full fibre broadband
- On-site cycle storage and showers
- Car parking spaces available to rent locally
- Charges inclusive of rent and service charge (excludes utilities and business rates)

### CONNECTED TO THE WATERFRONT, CITY + BEYOND.

Liverpool is a walkable city – just five minutes from the centre to the dock & with a well connected transport network of local buses, four train stations & John Lennon airport for further afield.

Albert Dock sits opposite Liverpool One, with the convenience of over 170 stores, bars & restaurants just over the road.



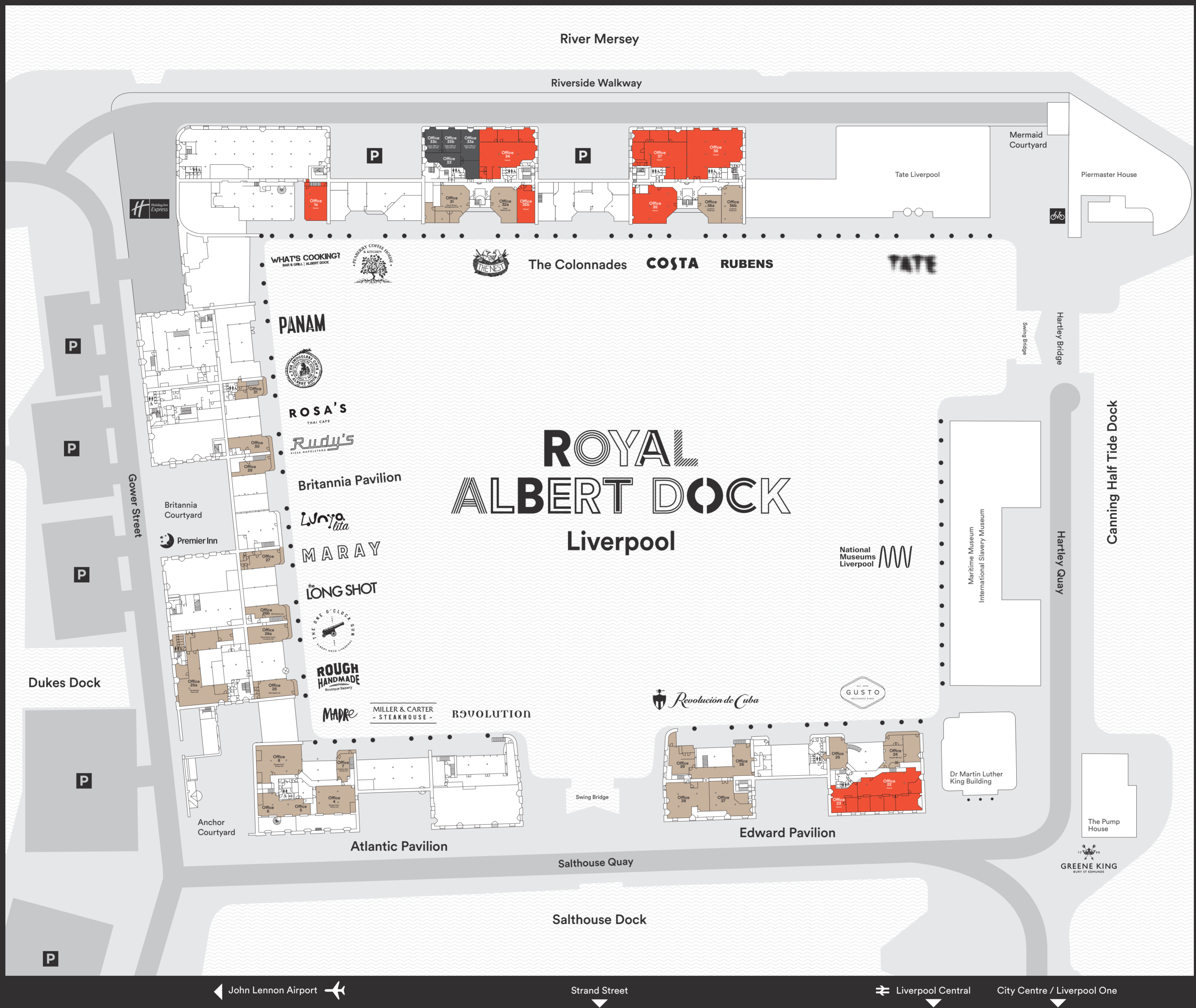
### AVAILABLE SPACE

#### EDWARD PAVILION

Suite	Size (sq ft)	Rent (per annum)
22	2,023	£30,345
23	968	£14,520

#### THE COLONNADES

Suite	Size (sq ft)	Rent (per annum)
1a	806	£12,090
32b	654	£9,810
34	2,273	£34,095
35	1,419	£21,285
37	2,204	£33,060
38	2,328	£34,920



Coach Park  
Pullman Conference Centre  
M&S Bank Arena

AOC Liverpool

Liverpool Cruise Terminal (800m)

Liverpool Waterfront & The Three Graces

Pierhead

Mann Island

James Street

John Lennon Airport

Strand Street

Liverpool Central

City Centre / Liverpool One

- Available Office Space
- Under Offer Office Space
- Occupied Office Space

Plans not to scale, for indicative purposes only.  
All areas shown are gross internal including structure. Areas subject to structural engineers approval of proposed alterations.

**BOLD AND BEAUTIFUL DOCKSIDE  
WAREHOUSE WORKSPACE.**  
**CREATING AND SUPPORTING AN AGILE  
WORKSPACE COMMUNITY.**  
**FLEXIBLE SPACES AND PACKAGES CONNECTED  
TO THE WATERFRONT, CITY + BEYOND.**

**Royal Albert Dock  
Liverpool**

Replenish and refresh in one of our 20+ waterside cafés, bars and restaurants – a choice of food and flavours to sustain and entertain.



Rosa's Thai



Maray



Peaberry Coffee



Rough Hand Made

## Agent Details:

### Worthington Owen Estate Advisors

Andrew Owen

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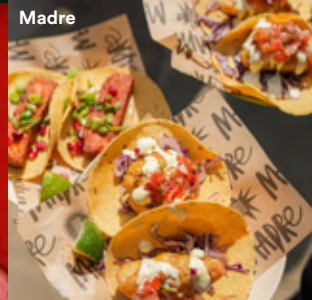
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Madre

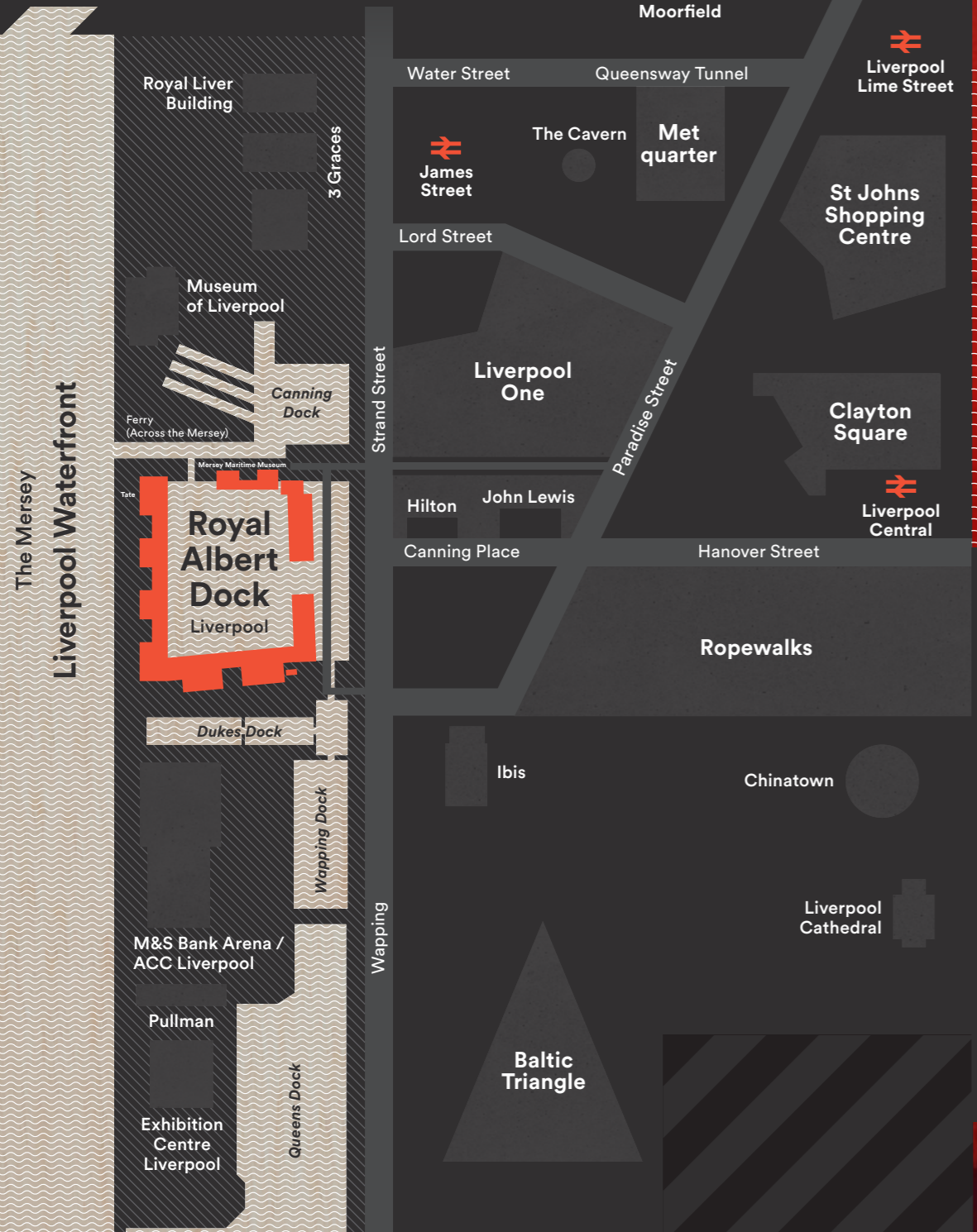


The One O'Clock Gun

Rudy's Pizza



Liverpool – from its stunning world heritage waterfront to its vibrant culture, stylish shops & restaurants, it's a city with a unique spirit & personality



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