



PRINCES DOCK

A WATERFRONT FOR THE WORLD



WHY LIVERPOOL?



3 UNIVERSITIES
combined student total of

53,110 

02

45

MAJOR
INTERNATIONAL AIRPORTS
WITHIN

MINUTES' DRIVE
OF LIVERPOOL
CITY CENTRE

3RD MOST
VISITED
CITY
IN THE UK
BY OVERSEAS
VISITORS 

DIRECT TRAIN FROM **LIVERPOOL** TO **MANCHESTER** IN 35 MINS



DIRECT TRAIN FROM **LONDON** TO **LIVERPOOL** IN 2 HOURS



Liverpool John Lennon Airport



Liverpool Lime Street



Port of Liverpool

MAJOR
INFRASTRUCTURE
INVESTMENT
TO SUPPORT
NORTHERN
POWERHOUSE

WITH AN
ECONOMY OF
£25
BILLION

LIVERPOOL HAS THE
FASTEST RISING
PRODUCTIVITY OF ANY
MAJOR CITY OUTSIDE
LONDON

POPULATION OF
7.2m
WITHIN COMMUTING
DISTANCE OF LIVERPOOL WATERS



The University of Liverpool



The Tate Liverpool



The Beatles Museum



Titanic Hotel Bar



BT Convention Centre



Liverpool One Shopping
Centre

LIVERPOOL AND
EVERTON FOOTBALL
CLUB STADIUMS

STANLEY DOCK



LIVERPOOL WATERS VISION

- Regeneration of 150 acres
- Planning permission granted for 1.8 million sqm mixed use development
- Liverpool's prime waterfront
- Part of World Heritage Site
- Investment exceeding £5bn

Planning permission was granted



RESIDENTIAL
9,000 DWELLINGS
733,000 SQM



BUSINESS SPACE
MAINLY OFFICES
315,000 SQM



HOTEL &
CONFERENCE
FACILITIES
53,000 SQM



RESTAURANTS
& CAFÉS
27,000 SQM



PARKS & SQUARES
2 NEW PUBLIC PARKS AND
18 SQUARES THROUGHOUT
THE WHOLE SITE



KEY:

- LIVERPOOL WATERS SITE BOUNDARY
- PRINCES DOCK

for the following proposed uses across the Liverpool Waters masterplan:



ASSEMBLY & LEISURE
SUCH AS GYMS AND CINEMAS
33,000 SQM



PUBS & WINE BARS
19,000 SQM



SERVICING
36,000 SQM



**COMPARISON
NON-FOOD SHOPS**
19,000 SQM



**OFFICES & SERVICES
IN LOCAL RETAIL CENTRES**
9,000 SQM



CONVENIENCE (FOOD)
SHOPS SERVING MAINLY
DAY-TO-DAY REQUIREMENTS
8,000 SQM



PARKING
13,000 SPACES
413,000 SQM



**A CRUISE LINER
TERMINAL &
AN ENERGY CENTRE**
18,000 SQM



COMMUNITY INSTITUTIONS
CLINICS, HEALTH CENTRES, NURSERIES,
SCHOOLS AND PLACES OF WORSHIP
9,000 SQM



**PRIME WATERFRONT
LOCATION**



PRINCES DOCK

Princes Dock is Phase 1 of Liverpool Waters and is located next to the iconic Liver Building.

From offices to on-site events, dive centres to dining out, coffee shops to cruise ships, canal boats to car parks and boot camps to world class businesses, it's all going on at Liverpool Waters.

Occupiers and visitors to Princes Dock enjoy the luxury of an excellent work setting with Grade A offices sited alongside hotels, leisure facilities and quality luxury residential buildings.



AMENITIES



RESIDENTIAL



NURSERY



CRUISE LINER
TERMINAL



BUSINESS SPACE



CONVENIENCE
STORE



PUBLIC SPACE



HOTEL &
CONFERENCE
FACILITIES



LEISURE & GYM



PARKING



COFFEE SHOPS



BARS &
RESTAURANTS



EVENT SPACE



A PERFECT ENVIRONMENT TO DO BUSINESS

It is already home to an array of world renowned businesses including PricewaterhouseCoopers, Bibby Financial Services, CMA CGM Shipping and KPMG, and offers occupiers the rare opportunity of a tranquil waterfront setting within the City Centre of Liverpool.

“Working in Princes Dock is a unique place to be, the dock itself has come alive with the canal extension and seeing such ships as the QE2, Ark Royal and the Queen Mary from

your window is a real experience. The Dock is a smart and well kept environment with many of our guests at the Malmaison commenting on how much they enjoy the setting and location close to all that Liverpool has to offer. Peel are engaged and active with their management of the area, always working closely with us to achieve the best results.”

**James Rush, General Manager
Malmaison Hotel**

CURRENT TENANTS: YOU'RE IN GOOD COMPANY





“Bibby Financial Services has enjoyed over 10 years as a tenant at Princes Dock. The offices provide a modern and comfortable working environment for our employees and the river front location is something that our visitors continue to be wowed by.”

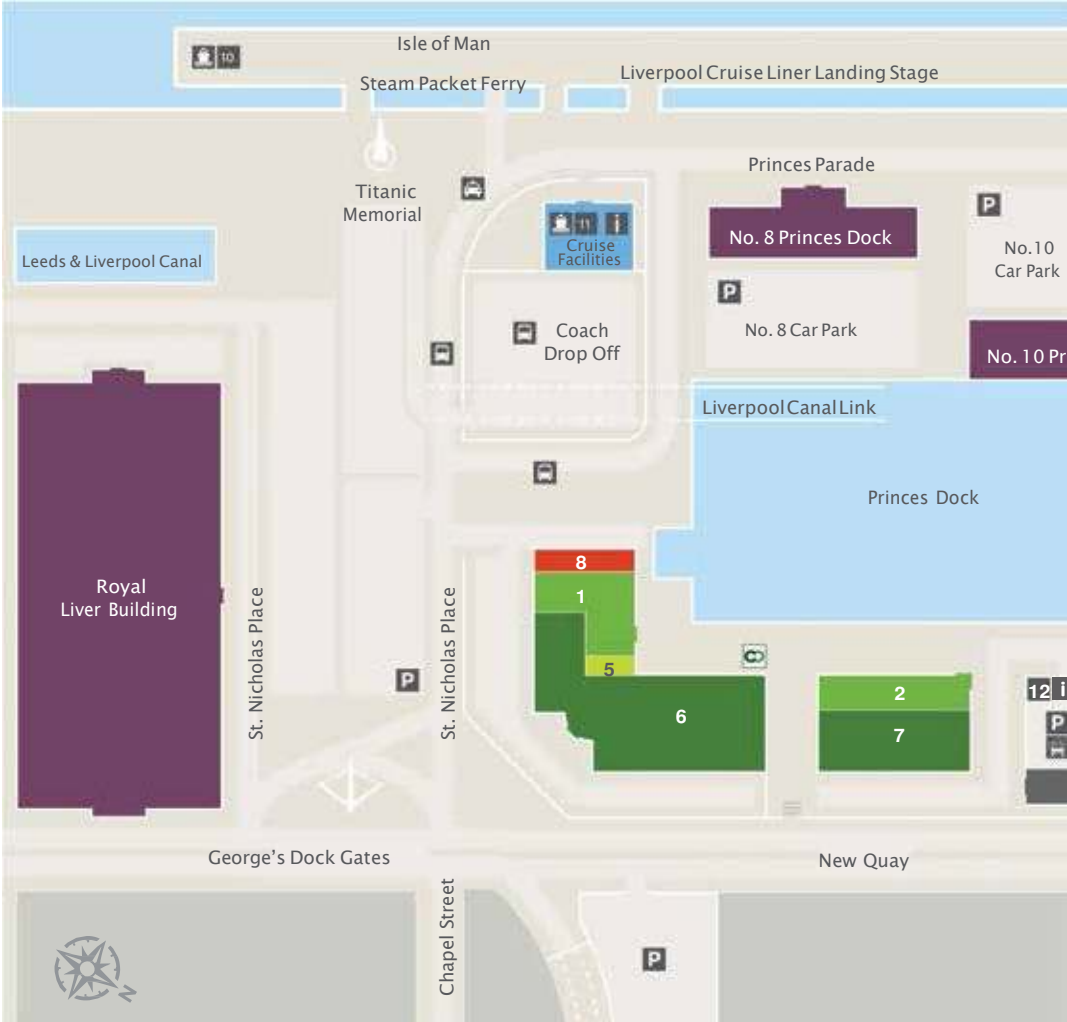
Ray Lowrey, Business Director
Bibby Factors Northwest Limited

“The advantages of operating from Princes Dock are numerous - an ideal business location with high quality offices and easy access for our employees and clients, all set against the magnificent Liverpool waterfront. Princes Dock works for our business.”

Mark Basnett, Executive Director
Liverpool City Region Local Enterprise Partnership



SITE MAP



Restaurants & Bars

- The Lounge & Plaza Brasserie
- Plum Bar & Brasserie
- Cargo Restaurant Bar & Deli

Cafés

- Bean
- Starbucks

Hotels

- Crowne Plaza
- Malmaison and Merchant
- Living Serviced Apartments

Sports & Leisure

- Harbour Gym & Leisure Club
- Bootcamp Training
- Citybike Station

Convenience Stores

- Convenience Store & Newsagent

Residential

- Alexandra Tower
- No.1 Princes Dock
- Waterside



Commercial

Royal Liver Building
No. 5 Princes Dock
(Site to be developed)
No. 8 Princes Dock
No. 10 Princes Dock
No. 12 Princes Dock
The Quay

Transport

Bus Stop
Ferries and Cruise Terminal
Isle of Man
Steam Packet Ferry
Cruise Liner Terminal
Taxi Rank

Future Developments

Future Development

Services

ATM Cash Machine
Bicycle Parking
Customer Services 0151 236 9781
Emergency Helpline 24hrs
Disabled Parking
Holyrood Nursery
Information
Parking
Car Valeting



ABOUT PEEL

ONE OF THE UK'S
LEADING COMPANIES IN
PROPERTY & TRANSPORT
WITH GROSS ASSETS OF

APPROX

£6bn



Actively involved in
Mineral Extraction,
Waste Treatment,
Biomass Plants,
Wind Farms, Utilities,
Renewable Energy,
Media Advertising/
Telecommunications
and Hotels



OUR UK PORTFOLIO CONSISTS OF

OVER

1.2m sqm

OF INVESTMENT PROPERTY

AND OVER 14,000 HECTARES OF LAND

INCLUDING INVESTMENTS IN BAHAMAS, BERMUDA AND SPAIN

5
MAJOR
GATEWAYS



STRATEGICALLY PLACED
AROUND THE UK INCLUDING
THE PORT OF LIVERPOOL



**OWNERS OF
4 AIRPORTS
IN THE UK**

INCLUDING LIVERPOOL
JOHN LENNON AIRPORT

7

KEY AREAS INCLUDING

Offices, Industrial, Retail and
Business Parks, Outlet Centres,
Leisure and Sports Venues,
Residential and Agricultural Land



LAND AND PROPERTY



AIRPORTS



RETAIL



ENERGY



PORTS



MEDIA/CULTURE



ENVIRONMENT



INVESTMENTS



Peel Ports: Liverpool 2



Liverpool John Lennon Airport



Intu Trafford Centre

CORPORATE SOCIAL RESPONSIBILITY

Charitable

OVER **£70m**
IN KIND DONATIONS TO COMMUNITIES
SINCE 1996 SUCH AS
£750K DONATED
TO DUNLOP SOCIAL CLUB LIVERPOOL

Environment

OVER **350**
TREES PLANTED
AT WIRRAL WATERS

Energy Management

PEEL HAVE SAVED OVER
£1,     
THROUGH ENERGY EFFICIENCY ACTIVITIES
THAT IS AROUND 20%
OF OUR COSTS OVER THE LAST FOUR YEARS



We operate an **Energy Management System** to the prestigious ISO 50001 Standard in all our properties

Innovation

**GREEN
LEAFES**
OR PARTNERSHIPS
AVAILABLE FOR ALL OUR TENANTS

Economic

OVER **£3.5** GROSS
VALUE
ADDED
TO OUR COMMUNITIES
SINCE 1996
LARGELY IN THE NORTH WEST



Quay West Office, MediaCityUK



Venus, Trafford City - Grade A Office



EventCity

ENTERPRISE ZONE

In March 2011, the UK government established 4 areas within the United Kingdom to give their special support to and called them “Enterprise Zones”.

One of these Enterprise Zones was given the name “Mersey Waters”, which includes Liverpool Waters.



MERSEY WATERS
ENTERPRISE ZONE

BENEFITS

There are many specific and exclusive benefits deriving from the Enterprise Zone, including:

- Potentially 100% business rates discount for five years. This means that each business that qualifies will receive discounts for five years from the start of its occupancy in the Zone, subject to a maximum cap of £275,000.
- For more information visit: www.merseywaterseaz.co.uk

100%
BUSINESS RATES
DISCOUNT FOR
5 YEARS



**LIVERPOOL
WATERS**

A WATERFRONT FOR THE WORLD

NEW GRADE A OFFICE DEVELOPMENT NO. 5 PRINCES DOCK

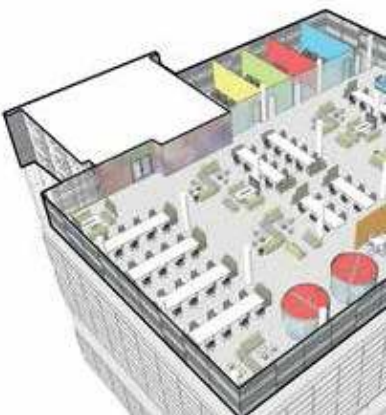
SPACE TO LET
81,200 SQ FT
7,500 SQ M

INDICATIVE SPACE LAYOUT



PROFESSIONAL LAYOUT

- 112 Workspaces
- 9 Cellular Offices / Meeting Spaces
- 1 Resource Point
- 1 Tea Point / Staff Area
- 5 Informal Meeting/Social

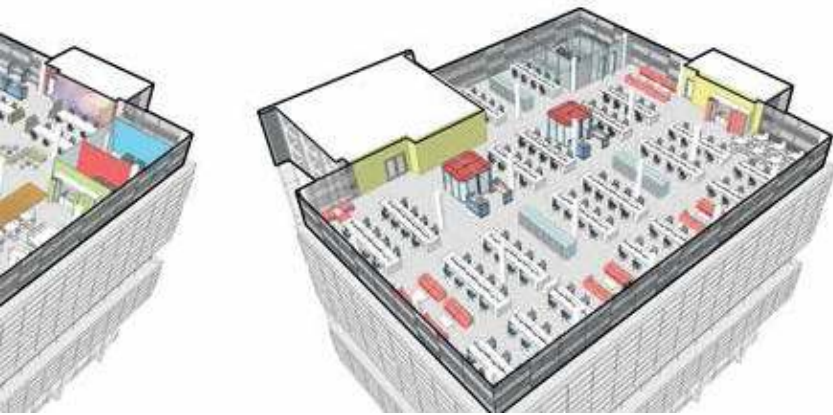


CREATIVE STUDIO LAYOUT

- 86 Workspaces
- 8 Cellular Office / Meeting Spaces
- 7 Informal Meeting / Social
- 3 Informal AV Meeting
- 1 Teapoint / Staff Area
- 1 Resource Point

SITE PLAN





HIGH DENSITY LAYOUT

154	Workspaces
1	Tea Point / Staff Area
4	Meeting Spaces
7	Informal Meeting / Social

CGIs



Reception Area



Office Interior

SPECIFICATION

Grade A Offi Accommodation

- n Single height entrance & reception
- n 24 Hour security and building manager service
- n CCTV
- n Secure on-site car parking
- n Bicycle storage
- n Male, female & disabled WC facilities on each fl
- n Shower facilities
- n 3 No.10-person scenic passenger lifts
- n 150mm raised access fl
- n Air conditioning designed to an occupational density – 1 person/10m²
- n Suspended ceilings
- n Floor loading capacity 2.5kN/m²
- n Finished fl to ceiling height 2.6m
- n Lighting levels – 300-500 lux



Liverpool Waters River View



No. 5 Princes Dock



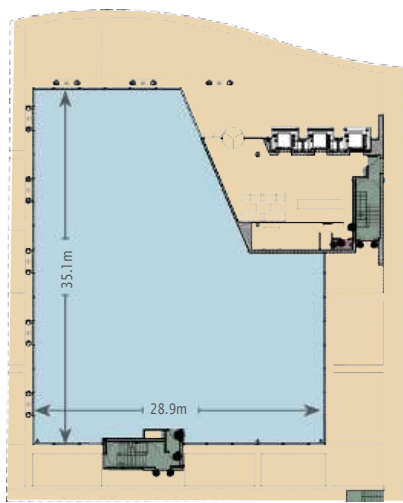
Liverpool Waters

SUSTAINABILITY & GREEN CREDENTIALS

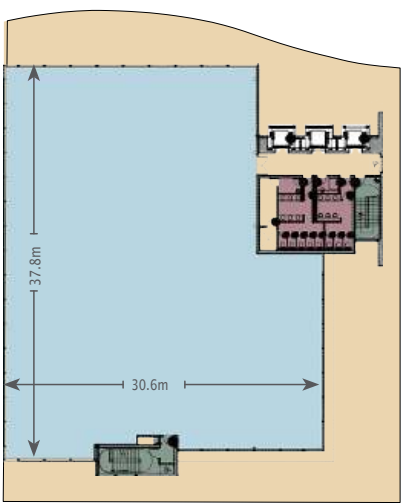
- n Building energy management system
- n Breeam Rating "Very Good"
- n Design stage predicted EPC rating – Minimum B
- n Smart energy metering
- n Energy effi lift technology
- n Solar control glazing
- n Enhanced building fabric u-values
- n A lean, clean, green approach to energy conservation, including Zero Carbon technology
- n Intelligent lighting control system
- n Low energy T5 and LED lighting technology

FLOOR PLANS

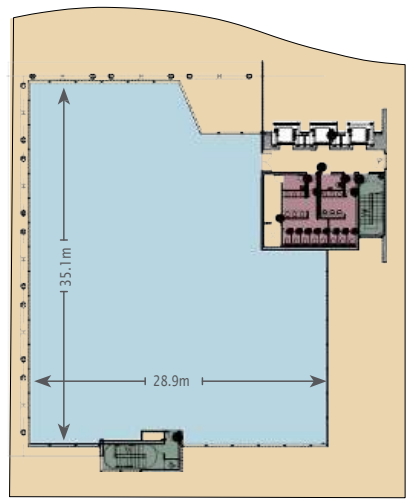
TOTAL NIA
81,225 sq ft (7,546 sq m)



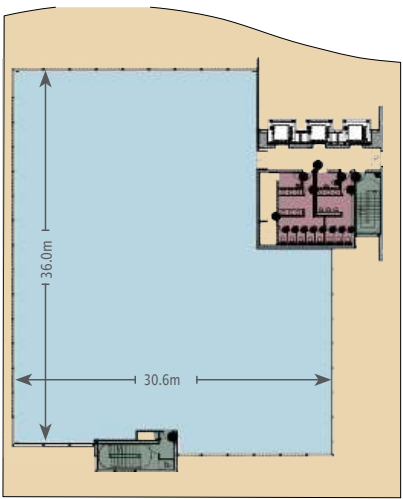
GROUND
8,675 sq ft (805 sq m)



LEVELS 2, 4, 5, 7
10,690 sq ft (995 sq m)



LEVEL 1
9,105 sq ft (845 sq m)



LEVELS 3, 6
10,345 sq ft (960 sq m)





LIVERPOOL
WATERS

A WATERFRONT FOR THE WORLD

GROUND FLOOR NO. 8 PRINCES DOCK

GRADE A OFFICE SPACE TO LET
2,316 SQ FT - 5,516 SQ FT
215.2 SQ M - 512.4 SQ M

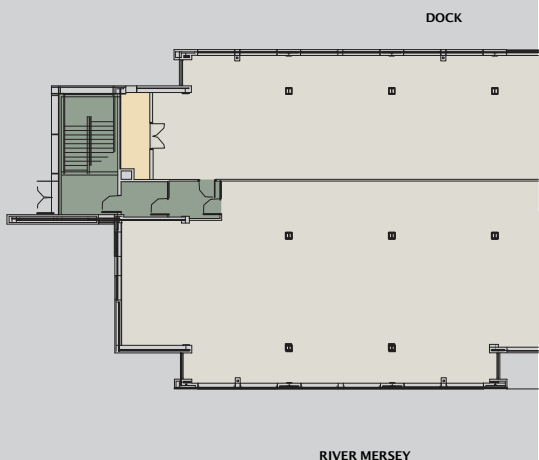


NO.8 IS A STRIKING FIVE STOREY GRADE A OFFICE BUILDING OVERLOOKING THE WATERFRONT OF THE RIVER MERSEY AND PRINCES DOCK.

No.8 is home to some of the most prestigious organisations in the UK including, PwC and KPMG.

This attractive building is located opposite the Crowne Plaza Hotel and has spectacular views of the world famous Pier Head including the Liver Building and River Mersey.

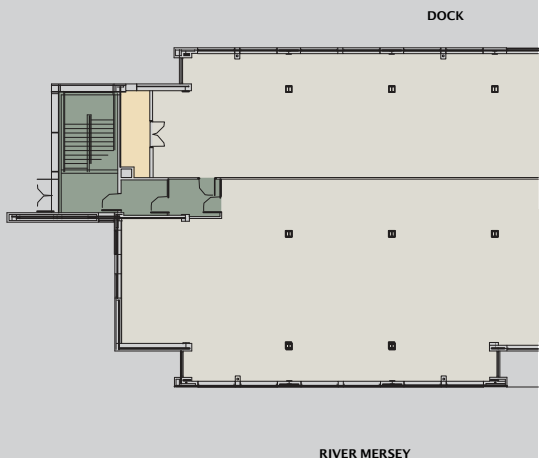
FLOOR PLATES



NO.8 PRINCES DOCK - EAST VIEW

Suite A Ground Floor. 2,316 sq ft (215.2 sq m)

Views of Royal Liver Building and Princes Dock Basin.



NO.8 PRINCES DOCK - EAST VIEW

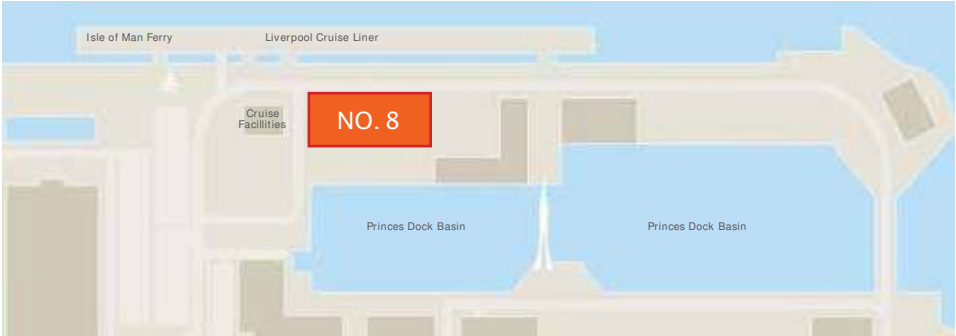
Suite B Ground Floor. 3,200 sq ft (297 sq m)

Views of River Mersey.

Suites can be combined to create a 5,516 sq ft (512.4 sq m)



SITE PLAN



NO. 8 PRINCES DOCK SPECIFICATION

- n Impressive double height reception area
- n 24 hour security and building manager service
- n CCTV surveillance
- n Secure on-site parking
- n Bicycle storage
- n On-site maintenance facilities
- n On-site cleaning service
- n Male, female, disabled WC facilities
- n Shower facilities
- n Two panoramic passenger lifts which provide views over the River Mersey
- n 4-pipe fan coil air conditioning
- n Full access raised fl
- n Suspended ceilings
- n Refuge recycling collection service

LEASE TERMS

The offi es are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

On application to the joint letting agents.

RATES/SERVICE CHARGE

The occupier will also be responsible for non domestic rates levied on the demise. The building is owned and managed by Princes Dock Offi e No.8 Ltd (part of The Peel Group) and the occupier will bear an apportioned cost of the management and maintenance of the building and the estate.

VAT All outgoings are subject to VAT.





LIVERPOOL
WATERS

A WATERFRONT FOR THE WORLD

3RD & 4TH FLOOR
NO. 12 PRINCES DOCK

GRADE A OFFICE SPACE TO LET
6,107 SQ FT - 22,395 SQ FT
567.3 M - 2,080.5 SQ M



NO.12 IS A STRIKING
FIVE STOREY GRADE
A OFFICE BUILDING
OVERLOOKING THE
WATERFRONT OF THE
RIVER MERSEY AND
PRINCES DOCK

No.12 is home to some of the most prestigious organisations in the UK including Cargill and CMA CGM Shipping.

The building has a stunning reception foyer and glazed roof atrium ideal for informal meetings or break times. This attractive building has spectacular views of the world famous Pier Head including the Liver Building and River Mersey.

FLOOR PLATES

- ☐ AVAILABLE SPACE
- ☐ OCCUPIED SPACE



NO.12 PRINCES DOCK - THIRD FLOOR

6,531 sq ft - 22,395 sq ft (606.7 sq m - 2,080.5 sq m)

Views of the Liver Building, River Mersey and Princes Dock Basin

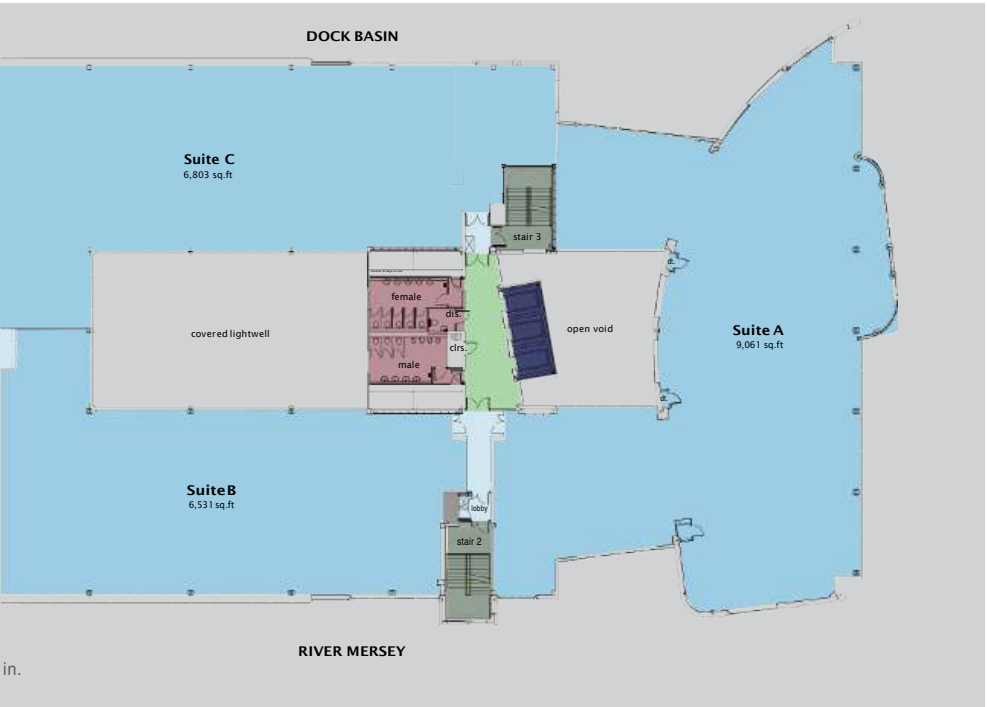
- ☐ AVAILABLE SPACE
- ☐ OCCUPIED SPACE



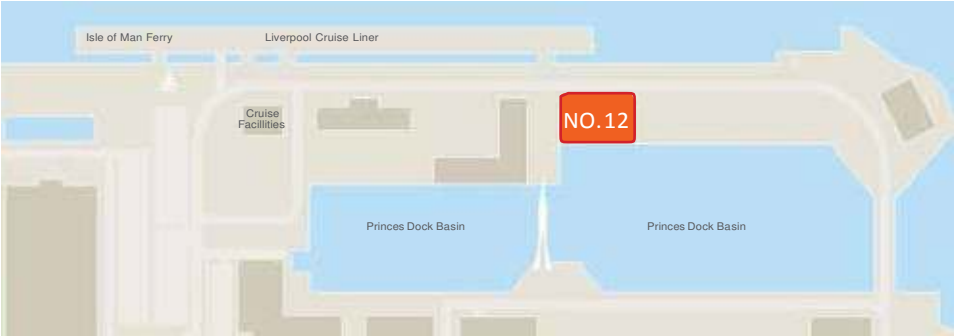
NO.12 PRINCES DOCK - FOURTH FLOOR,

Suite A6, 107 sq ft (567.3 sq m)

Balcony suite with views over River Mersey and Princes Dock Basin
Available as an entire floor or can be subdivided into 3 suites



SITE PLAN



NO. 12 PRINCES DOCK SPECIFICATION

- n Impressive double height reception area and atrium
- n 24 hour security and building manager service
- n CCTV surveillance
- n Secure on-site parking
- n Bicycle storage
- n On-site maintenance facilities
- n On-site cleaning service
- n Male, female, disabled WC facilities
- n Shower facilities
- n Fully refurbished
- n Floor to ceiling glazing
- n Three passenger lifts
- n 4-pipe fan coil air conditioning
- n Full access raised fl
- n Suspended ceilings
- n Refuge recycling collection service

LEASE TERMS

The offi es are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

On application to the joint letting agents.

RATES/SERVICE CHARGE

The occupier will also be responsible for non domestic rates levied on the demise. The building is owned and managed by Princes Dock Offi e No.12 Ltd (part of The Peel Group) and the occupier will bear an apportioned cost of the management and maintenance of the building and the estate.

VAT All outgoings are subject to VAT.





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LIVERPOOL
WATERS

PLEASE VISIT OUR WEBSITES

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www.peel.co.uk