

# FOR SALE/PRE-LET

EXCITING  
DEVELOPMENT OPPORTUNITY

IN THE CREATIVE TEN STREETS DISTRICT  
Former IBS Building, Regent Street, Liverpool L3 7BN



- Of interest to flexi-office/coworking space, ancillary commercial retail, restaurant and leisure occupiers.
- Prominent corner fronted building within the heart of the Ten Streets District close to the ongoing new Everton Football Stadium Wirral Waters substantial development.

- Large footprint may be split into individual buildings to suit occupier's requirements.
- Period buildings of 2, 4 and 6 storey fronting onto Porter Street, Regent Street and Waterloo Road.



# LIVERPOOL AND LIVERPOOL WATERS

Liverpool accommodates over 64 million tourists every year, and has become increasingly prominent over the past decade with the delivery of the most successful European Capital of Culture ever staged. Within the City Centre the following areas will continue to drive visitor numbers through focused investment:-

- The Waterfront
- Retail Core
- Hope Street
- St George's Quarter
- Ropewalks
- Baltic Triangle

The city of Liverpool has become a magnet for regeneration, the urban region is the UK's top city for buy-to-let property investment, with high rental yields and amazingly low prices. Liverpool's population has rapidly increased by approx 5.5% over the past 10 years and property prices in the city also remain among the most competitive in the UK. Additionally, there are a multitude of areas currently undergoing regeneration work, prime opportunities for attractive capital growth.



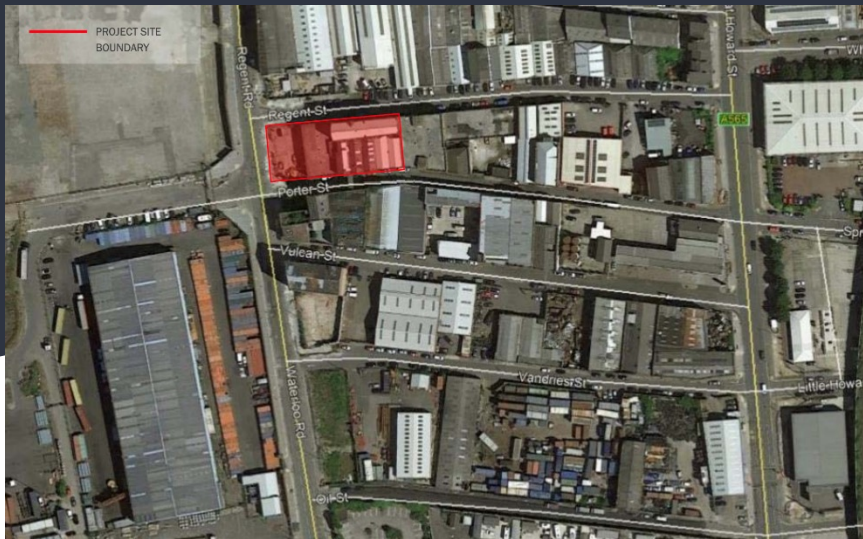
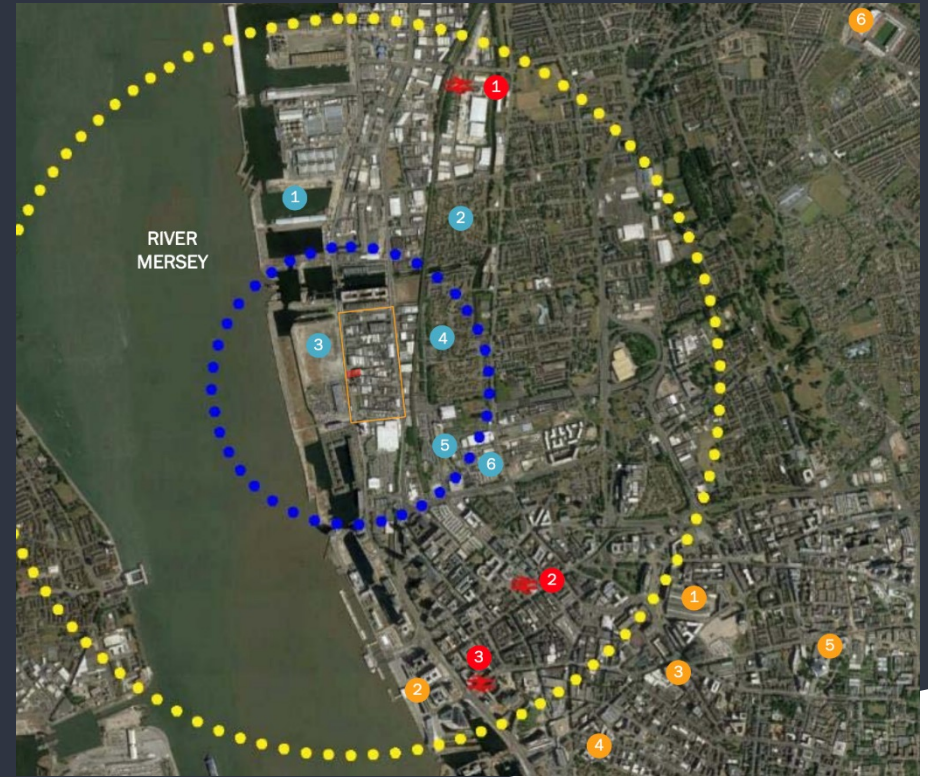
Liverpool is prospering, with an economic worth of £149 billion deeming it the fastest UK economy for growth. Regeneration projects include the £5.6 billion Liverpool Waters, £2 billion Knowledge Quarter and the £400 million L2 Super-port.

The Liverpool Waters scheme provides significant development over a number of years with numerous high-storey skyscrapers and new landmarks to the Docks which will be in close proximity to the subject building. Investment in the Liverpool Waters Projects will see approximately 60 acres of historic docklands to create £5.5bn world class high quality mixed use developments which will significantly enhance the subject buildings. These include numerous parts of the Liverpool Waterfront from Princes Dock, Central Docks, Clarence Dock, Northern Docks and King Edward Triangle. The subject property sits in front of the Central Dock.



# TEN STREETS CREATIVE DISTRICT OF LIVERPOOL

The subject site is within a central position of the Ten Streets district connecting to Liverpool City Centre and the wider North Docks vicinity. Part of the Northern Section of Ten Streets forms part of Liverpool's UNESCO World Heritage site. The building known as the IBS is in an extremely prominent position, fronting three elevations and sits within a number of regeneration initiatives including the Liverpool Waters major development area proposals to include a new football stadium at Bramley Moor Dock. There is also significant residential and commercial development stretching towards Princes Dock, the edge of the city, and continues directly opposite the subject site which will create considerable critical mass over the coming years.



## KEY :

- SITE
- TEN STREETS REGENERATION AREA
- 20 MIN WALKING RADIUS
- 10 MIN WALKING RADIUS
- RAILWAY STATIONS:
- 1 SANDHILLS STATION
- 2 MOORFIELD STATION
- 3 LIME STREET STATION



## LANDMARKS :

- 1 LIVERPOOL LIME STREET STATION
- 2 THREE GRACES
- 3 ROPE WALKS
- 4 BALTIC TRIANGLE
- 5 LIVERPOOL METROPOLITAN CATHEDRAL
- 6 ANFIELD STADIUM

## NEW DEVELOPMENT:

- 1 BRAMLEY MOORE DOCK
- 2 ATHOL VILLAGE
- 3 LIVERPOOL WATERS
- 4 ELDONIAN VILLAGE
- 5 PUMPFIELDS
- 6 FCH INFINITY SCHEME

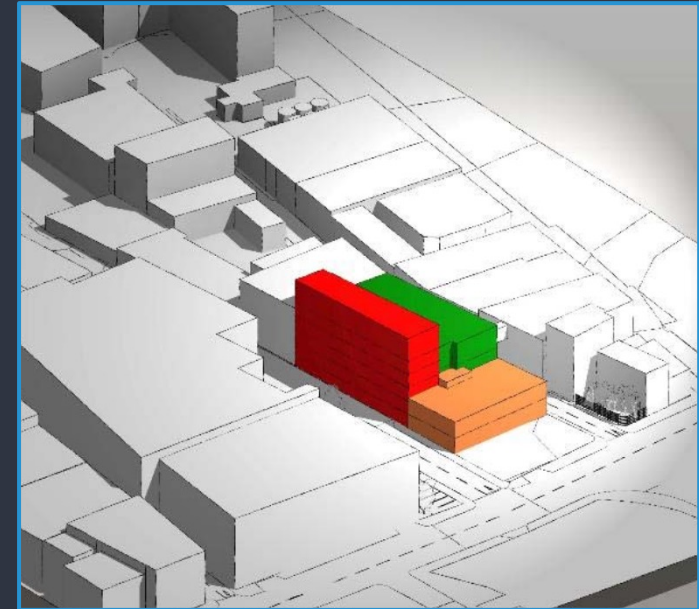


# DESCRIPTION

There are considerable proposals to regenerate and create mixed use new builds with over 1000 new waterfront apartments and buildings up to 44 storeys in height on the opposite Wirral Waters developments.

Nearby existing occupiers include the Invisible Wind Factory, Kazimier, Make Liverpool, North Shore Troubadour, Vulcan Studios, Pirate Studios, Rehearsal Studios, Vessel Liverpool Studios, Wired Aerial Theatre and The Dumbbells Gallery, all of which are in close proximity to the subject site.

We are therefore seeking new types of uses developing in the area to complement the existing buildings or in a new build opportunity providing proposed offices to increase the creative activities and co-working spaces. There will also be consideration for retail quasi restaurant/cafe, arts/leisure occupiers.



FORMER IBS BUILDING, LIVERPOOL

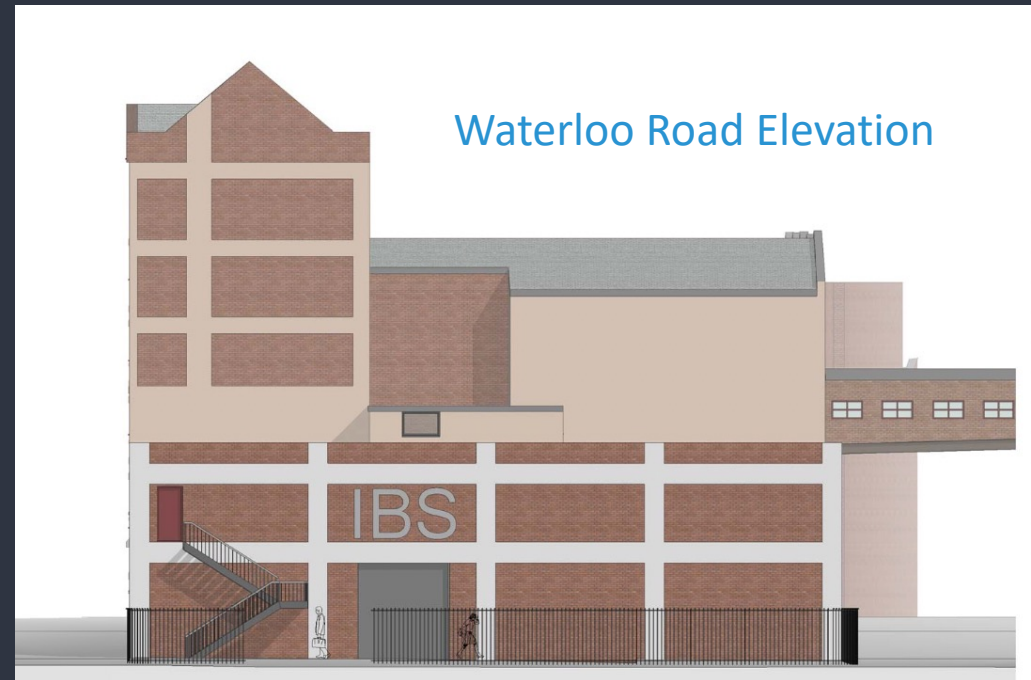
# ACCOMMODATION

The existing site provides a large open plan yard which can be accessed from Waterloo Road leading to a 2 storey open plan building with two further buildings fronting onto both Porter Street and Regent Street of four 4 storeys and 6 storeys which may be let in part or as a whole.

The existing three blocks provide the following areas and dimensions:

Two storey Building fronting Waterloo Road	374 m <sup>2</sup>	4,026 ft <sup>2</sup>
Four storey Building fronting Porter Street/Regent Street	486 m <sup>2</sup>	5,231 ft <sup>2</sup>
Six storey building fronting Porter Street/Regent Street	224 m <sup>2</sup>	2,411 ft <sup>2</sup>

All measurements have been taken from the architects' measurements.





# TERMS

We are seeking interests from flexi-offices, co-working spaces, conference occupiers, retail, restaurant/café and small leisure users and arts and creative industries to let parts or all of the individual buildings . Please call for further enquiries.

Alternatively, the building may be sold in its existing form subject to development, all enquiries to the agent, Jonathan Owen.

# PLANNING

The site benefits from planning for industrial warehousing offices, mixed uses, trade sales, café, retail uses, and or larger employment uses.

# AGENT'S NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

# FURTHER INFORMATION

For more information please contact the agent on the below details. Full elevation drawings can be supplied upon request.



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Existing Property  
Waterloo Road Elevation

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