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NO.1
PRINCES DOCK
RETAIL/COMMERCIAL
SPACE



WHY LIVERPOOL?

The Liverpool City Region is one of the leading business and visitor destinations in the UK.

Over the last 10 years the city has undergone the most remarkable transformation of any UK city – with a waterfront location that ranks amongst its peers across Europe as an outstanding place to visit, study, live and do business.



Left to right ; The University of Liverpool, The Tate Liverpool, The Beatles Museum, Titanic Hotel Bar, BT Convention Centre, Liverpool One Shopping Centre

AN ECONOMY OF
£25 BILLION

3 UNIVERSITIES

WITH A TOTAL POPULATION OF
53,000

2 MAJOR INTERNATIONAL AIRPORTS WITHIN

45 MINUTES DRIVE
OF LIVERPOOL CITY CENTRE

POPULATION OF
7.2 MILLION

WITHIN COMMUTING DISTANCE
OF LIVERPOOL WATERS

MAJOR INFRASTRUCTURE
INVESTMENT TO SUPPORT
NORTHERN POWERHOUSE

LIVERPOOL HAS THE
FASTEST RISING
PRODUCTIVITY OF ANY

MAJOR CITY OUTSIDE
LONDON

3RD MOST VISITED CITY
IN THE UK BY OVERSEAS VISITORS

DIRECT TRAIN; LONDON
TO LIVERPOOL 2 HOURS

38,000+
BUSINESSES WORKING WITHIN THE CITY

DIRECT TRAIN; LIVERPOOL
TO MANCHESTER 35 MINS



LIVERPOOL WATERS OVERVIEW

Liverpool Waters is situated adjacent to the world famous Pier Head on Liverpool's UNESCO listed waterfront and is part of the city's vibrant commercial district. It offers the rare opportunity of a tranquil waterfront setting within the city centre of Liverpool and is a world-class destination.

With on-site amenities and bus links the development to and from the city's public transport and main attractions, it is a 5 minute walk from Merseyrail's Moorfields and James Street rail stations, which provide direct access to the Wirral and Northern Lines.

K E Y F A C T S

- Investment exceeding £5 billion
- Redevelopment of 150 acres
- Planning permission granted for 20 million sq ft (2 million sq m) mixed use development
- Prime location on Liverpool's waterfront
- Part of the UNESCO World Heritage Site

THE VISION

Liverpool Waters is a seamless extension of both Liverpool's Commercial Business District and its iconic world heritage waterfront. Extending to over 2km along the banks of the River Mersey, this £5 billion scheme has outline planning permission for:

- 20 million sq ft (2 million sq m) of mixed use development floor space across 60 hectares
- The Liverpool Waters masterplan provides for in excess of 3.4 million sq ft (315,000 sq m) of business space within the 88 plots. The vision is to provide high quality Grade A office accommodation to suit occupier requirements



1. STANLEY DOCK 2. METROPOLITAN CATHEDRAL 3. LIME STREET STATION 4. KNOWLEDGE QUARTER
5. LIVERPOOL JOHN LENNON AIRPORT 6. MOORFIELDS STATION (NEAREST STATION) 7. COMMERCIAL DISTRICT
8. LIVERPOOL TOWN HALL 9. LIVERPOOL ONE 10. JAMES STREET STATION 11. CRUISE LINER TERMINAL
12. PIER HEAD AND WATERFRONT 13. TATE GALLERY AND ALBERT DOCK 14. BEATLES MUSEUM
15. LIVERPOOL ECHO ARENA 16. PROPOSED NEW STADIUM FOR EVERTON FOOTBALL CLUB

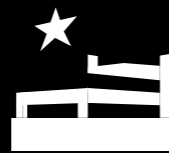
EXISTING AMENITIES



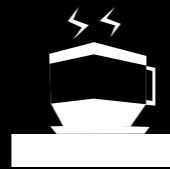
RESIDENTIAL



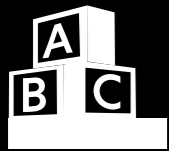
BUSINESS SPACE



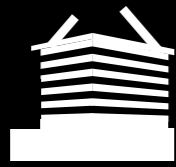
HOTEL &
CONFERENCE
FACILITIES



COFFEE SHOPS



NURSERY



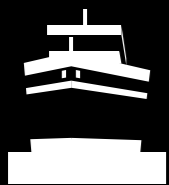
CONVENIENCE
STORE



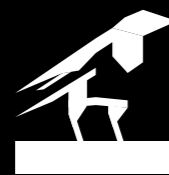
LEISURE & GYM



BARS &
RESTAURANTS



CRUISE LINER
TERMINAL



PUBLIC
SPACE



PARKING



EVENT SPACE



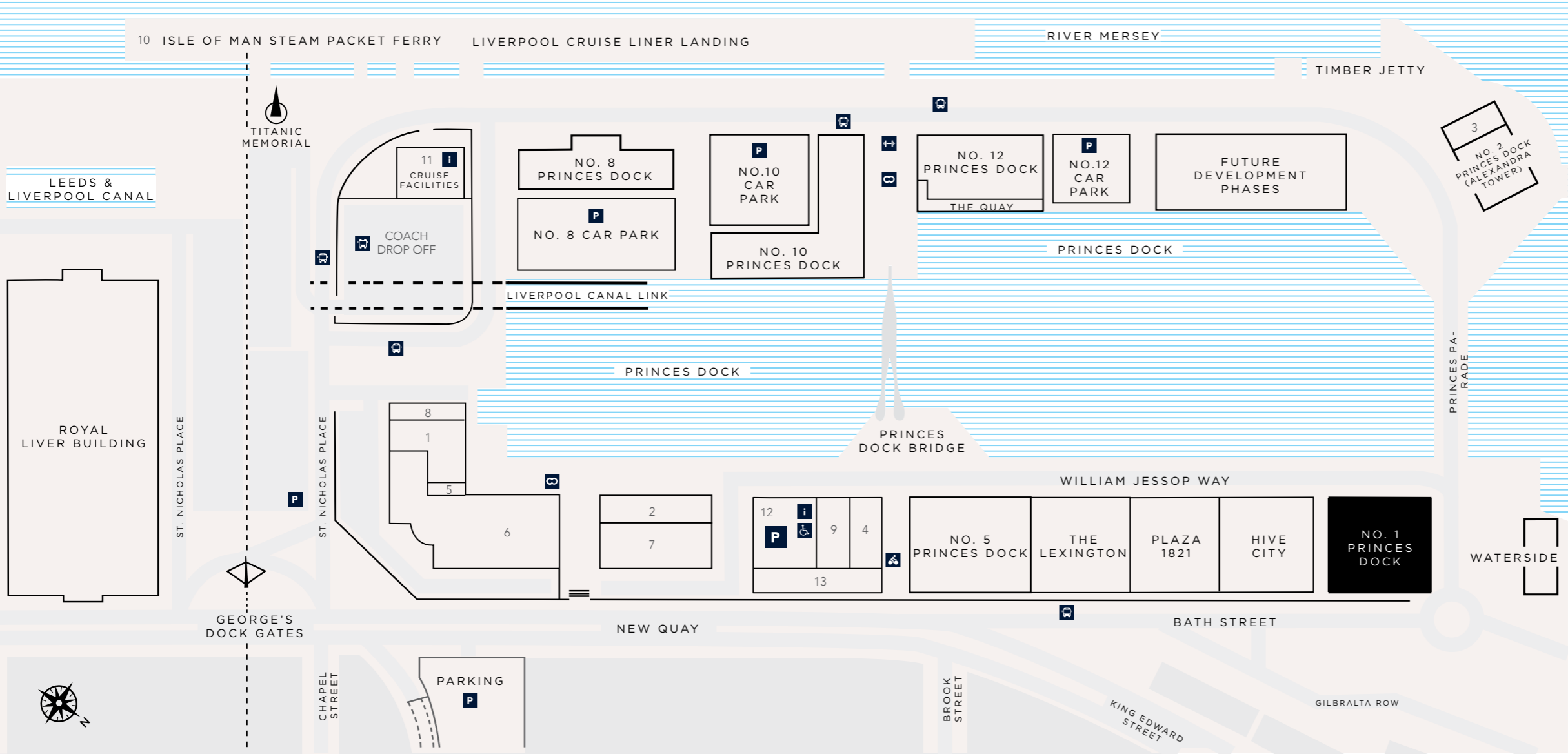
PRINCES DOCK, LIVERPOOL WATERS

Princes Dock is the first phase of Liverpool Waters and is located adjacent to the iconic Royal Liver Building.

With panoramic views of the River Mersey, Princes Dock is a world-class business destination and leisure complex, located in the heart of the city. Already an established office location, this neighbourhood also provides multi-storey car parking facilities, 3 residential buildings, an array of on-site amenities and leisure facilities which includes the Malmaison and Crowne Plaza hotels and Liverpool International Cruise Liner Terminal.

Nearby sporting, retail and cultural attractions such as the famous Tate Gallery, Beatles Museum, Liverpool One and Anfield Stadium and Goodison Park mean there's plenty to see and do – what more could you ask for?

PRINCES DOCK



RESTAURANTS & BARS

- 1 The Lounge & Plaza
- 2 Malmaison Brasserie
- 3 Cargo

CAFÉS

- 4 Bean
- 5 Starbucks

HOTELS

- 6 Crowne Plaza
- 7 Malmaison and Merchant Living Serviced Apartments

SPORTS & LEISURE

- 8 Harbour Gym and Leisure Club
- 9 Bootcamp Training
- 10 Citybike Station

CONVENIENCE STORES

- 9 Convenience Store and Newsagent

RESIDENTIAL

- Alexandra Tower
 - No.1 Princes Dock
 - Waterside
 - The Lexington
 - Plaza 1821
 - Hive City
- In development

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

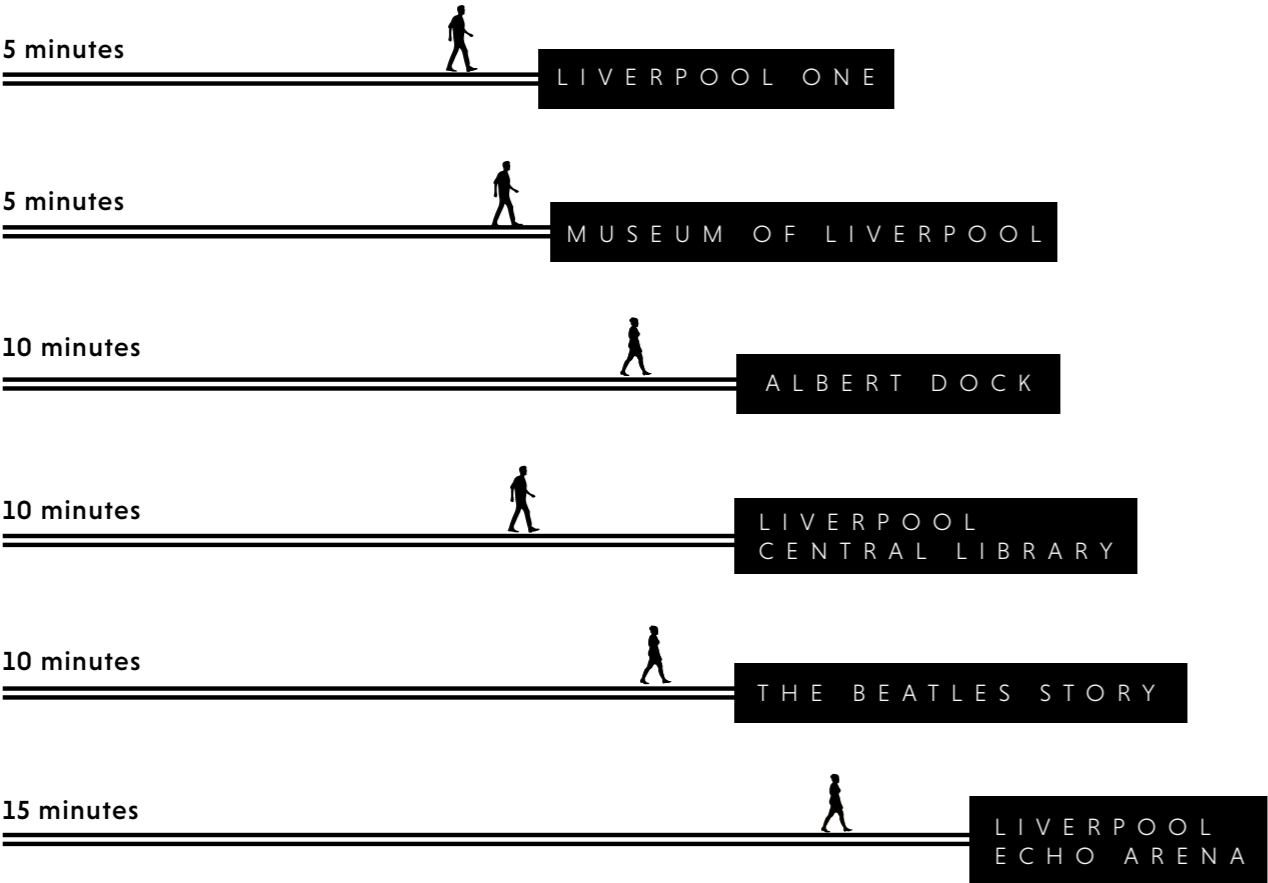
- 10 Bus Stops
- 10 Steam Packet Ferry
- 11 Cruise Liner Terminal
- 12 Taxi Rank

SERVICES

- 12 ATM Cash Machine
- 12 Bicycle Parking
- 12 Customer Services 0151 236 9781
- 12 Emergency Helpline 24hrs
- 12 Disabled Parking
- 13 Holyrood Nursery
- 12 Information
- 12 Parking

CONNECTIVITY

Liverpool Waters is well located to facilitate travel to and from the city's main attractions by foot:



EXISTING TRANSPORT CONNECTIONS

Liverpool Waters benefits from having a well-established public transport system. This includes bus services together with the Mersey rail service which provides direct access to Liverpool Lime Street, the Wirral and the surrounding area.

JAMES STREET WIRRAL LINE SERVICES

 WALK 6 MINS	 CYCLE 4 MINS	 TRAIN 7 MINS
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Via Wirral loop 2 additional trains/hour in peak (Chester and Ellesmere Port)

*to Water Street entrance (including access to Liverpool Lime Street Main Line station and Wirral lines)

LIVERPOOL LIME STREET MAIN LINE SERVICES

 WALK 22 MINS	 CYCLE 12 MINS	 TRAIN 8 MINS
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For access to City and Mainline services- via James Street Station via Wirral loop

1 train/hour - London (plus 2 non direct services)

7 trains/hour - Manchester - Piccadilly, Victoria and Manchester Airport (and onwards to Preston, Wigan)

1 train/hour - Nottingham/Norwich
1 train/hour - York/Scarborough

MOORFIELDS NORTHERN LINE & WIRRAL LINE SERVICES

 WALK 6 MINS	 CYCLE 4 MINS	 TRAIN 6 MINS
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Northern Line to Southport, Kirkby and Ormskirk Liverpool Central and Hunts Cross

City line to Wigan, Manchester and Warrington

Via Wirral loop 2 additional trains/hours in peak (Chester and Ellesmere Port)
*(0.5 mile) to Old Hall entrance



THE OPPORTUNITY

Number 1 Princes Dock comprises 162 apartments and is fully occupied. The ground floor commercial space is situated in an extremely prominent location at the entrance to Princes Dock with an expansive frontage onto William Jessop Way and an enviable waterfront vista.

This is an exceptional opportunity for those leisure operators and retailers seeking representation within this rapidly expanding area.

ACCOMMODATION

The premises are arranged over ground floor only, comprising the following approximate areas and dimensions:

Ground floor			
Sales Area	101.26 sq m	1,090 sq ft	
Internal width	32.31 sq m	106 sq ft	
Depth (max)	7.84 sq m	25 ft 9 in	

The space also has a floor to ceiling height of 6.5 metres capable of accommodating a mezzanine level if required.

LEASE

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed and subject to 5 yearly rent reviews.

RENT

Upon application.

PLANNING

The premises benefits from A1, A2, A3, A4, and B1 planning consent.

RATES

Interested parties are advised to contact the Local Authority via their website: www.voa.gov.uk

VAT

All prices quoted are exclusive of, but may be liable to VAT.

LEGAL COSTS

All parties are responsible for their own legal costs incurred in the transaction.

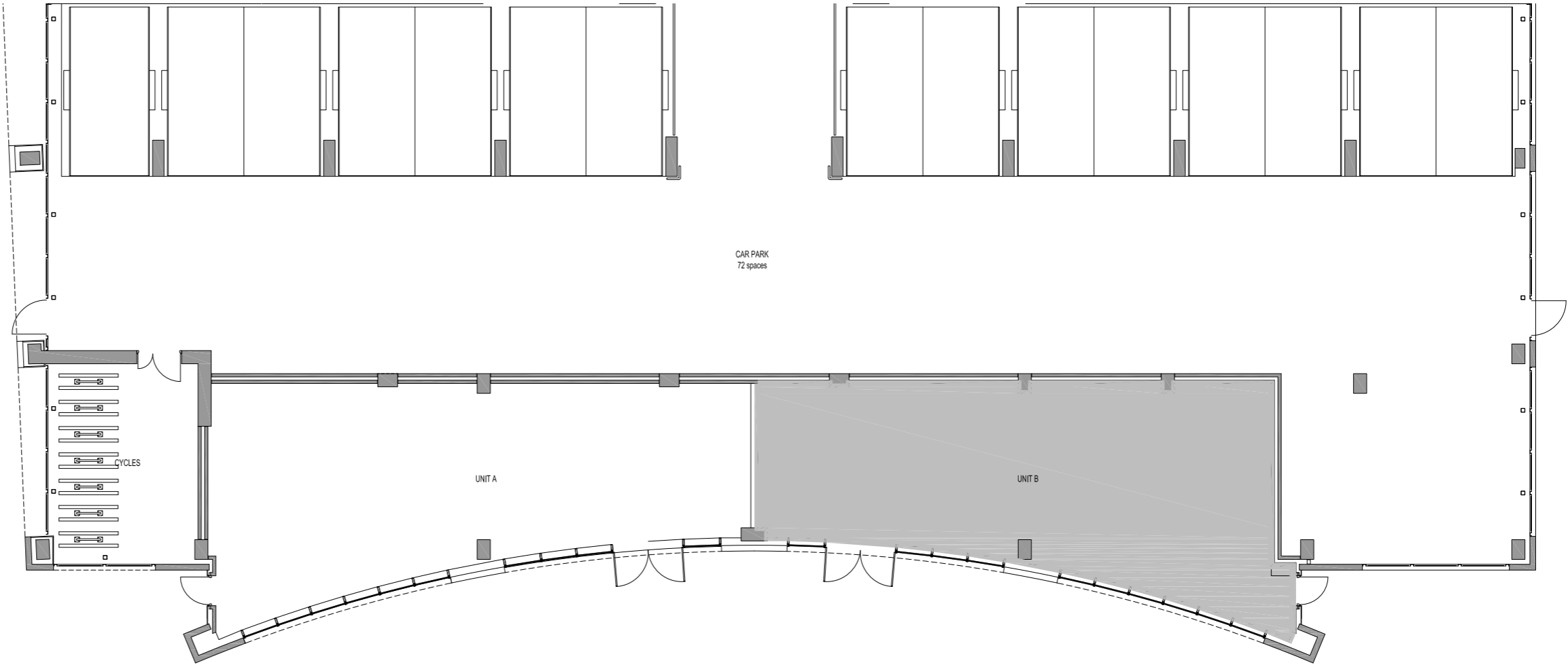
EPC

The premises have an energy performance asset rating of (please confirm). A full copy of the EPC is available upon request.

Viewings Strictly by appointment



NO.1
PRINCES DOCK



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."

Garry Fortune, General Manager
Malmaison Hotel

Occupiers



PEEL TRACK RECORD

Unlike many of our competitors we own and manage all of our properties and have an in-house asset manager who will work closely with you to ensure you get the best service possible. We believe that this 'one-stop-shop' approach allows us to provide a first class service to all of our occupiers and is the key to a successful working relationship between Peel and our tenants.



Clockwise from left: Venus, Orange Tower, MediaCityUK



One of the UK's leading property and transport enterprises with investments owned and under management around £5 billion



Five major gateways strategically placed around the UK including the Port of Liverpool



Environmental excellence is part of the fabric of our commercial development, working with occupiers to champion good practice



Seven key areas including offices, industrial, retail and business parks, outlet centres, leisure and sports venues, residential and agriculture land



Our UK portfolio consists of over 1.2 million sq m of investment property and 15,000 hectares of land



Owners of four airports in the UK including Liverpool John Lennon Airport

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