



LIVERPOOL
WATERS

PRINCES DOCK

A WATERFRONT FOR THE WORLD



WHY LIVERPOOL?



3 UNIVERSITIES
combined student total of
53,110

02

MAJOR
INTERNATIONAL AIRPORTS
WITHIN

45

MINUTES' DRIVE
OF LIVERPOOL
CITY CENTRE

3 RD 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**

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
72M
WITHIN COMMUTING
DISTANCE OF LIVERPOOL WATERS

OVER
38,000
BUSINESSES
WORKING WITHIN THE CITY



Liverpool John Lennon Airport



Port of Liverpool



The University of Liverpool



The Tate Liverpool



The Beatles Museum



Number 12 Princes Dock



Titanic Hotel Bar Area



BT Convention Centre



Liverpool One Shopping Centre



KEY:

- LIVERPOOL WATERS SITE BOUNDARY
- PRINCES 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 for the following proposed uses across the Liverpool Waters masterplan:



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



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**

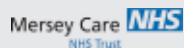
“Bibby Financial Services has enjoyed over 10 years as a tenant at Princes Dock. The offices provide a modern and comfortable working environment for our employees and the river front location is something that our visitors continue to be wowed by.”

**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**

CURRENT TENANTS: YOU'RE IN GOOD COMPANY



SITE MAP



Restaurants & Bars

- The Lounge & Plaza Brasserie **1**
- Plum Bar & Brasserie **2**
- Cargo Restaurant Bar & Deli **3**

Cafés

- Bean **4**
- Starbucks **5**

Hotels

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

Sports & Leisure

- Harbour Gym & Leisure Club **8**
- Bootcamp Training **14**
- Citybike Station **15**

Convenience Stores

- Convenience Store & Newsagent **9**

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 **12**
- Emergency Helpline 24hrs
- Disabled Parking **♿**
- Holyrood Nursery **13**
- Information **i**
- Parking **P**
- 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



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



AIRPORTS



RETAIL



ENERGY



PORTS



MEDIA CITY UK



ENVIRONMENT



INVESTMENTS



LAND AND PROPERTY

STRATEGICALLY PLACED AROUND THE UK INCLUDING **THE PORT OF LIVERPOOL**

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 LEASES OR PARTNERSHIPS AVAILABLE FOR ALL OUR TENANTS

Economic

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



Peel Ports: Liverpool 2



Liverpool John Lennon Airport



intu Trafford Centre



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 this, some of which are:

- 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.
- A simplified and improved planning regime replaces the old legislation which means more flexibility in terms of changes of use of floor space.
- The Government will support the provision of superfast broadband in these zones.
- For more information visit: www.merseywaterseze.co.uk

100%
BUSINESS RATES
DISCOUNT FOR
5 YEARS

LIVERPOOLWATERS
A WATERFRONT TO THE WORLD



IAN POLLITT

Development Investment Surveyor
The Peel Group

t: +44 (0)151 958 0051
m: +44 (0)7966 252 466
e: ipollitt@peel.co.uk



LIZA MARCO

Asset Manager
The Peel Group

t: +44 (0)151 958 0053
m: +44 (0)7824 322 331
e: lmarco@peel.co.uk

CONTACT

LIZA MARCO
Asset Manager
The Peel Group

t: +44 (0)151 958 0053
m: +44 (0)7824 322 331
e: lmarco@peel.co.uk



ROB PRESCOTT
Surveyor
Cushman & Wakefield

t: +44 (0)161 455 3786
e: rob.prescott@cushwake.com



NEIL KIRKHAM
Associate Director
CBRE

t: +44 (0)161 000 0000
e: neil.kirkham@cbre.com



IAN STEELE
Director
BILFINGER GVA

t: +44 (0)161 956 4216
e: ian.steele@gva.co.uk



TONY REED
Associate Director
Keppie Massie

t: +44 (0)151 255 0755
e: tonyreed@keppiemassie.com



**LIVERPOOL
WATERS**

PLEASE VISIT OUR WEBSITES

www.liverpoolwaters.co.uk

www.peel.co.uk