



# 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

**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



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



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

## Hotels

Crowne Plaza  
Malmaison and Merchant  
Living Serviced Apartments

## Convenience Stores

Convenience Store &  
Newsagent

## Cafés

Bean  
Starbucks

## Sports & Leisure

Harbour Gym & Leisure Club  
Bootcamp Training  
Citybike Station

## 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

FutureDevelopment

### Services

ATM Cash Machine  
 Bicycle Parking  
 CustomerServices0151 2369781  
 Emergency Helpline 24hrs  
 Disabled Parking  
 Holyrood Nursery  
 Information  
 Parking  
 Car Valeting

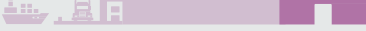


## ABOUT PEEL

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/CITY/UK



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.merseywaterseze.co.uk](http://www.merseywaterseze.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

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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



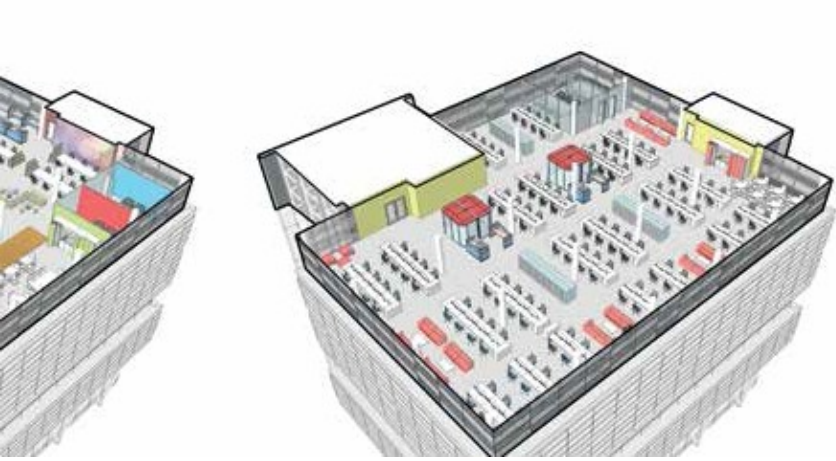
### CREATIVE STUDIO LAYOUT

- 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 Office 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/10m<sup>2</sup>
- n Suspended ceilings
- n Floor loading capacity 2.5kN/m<sup>2</sup>
- n Finished fl to ceiling height 2.6m
- n Lighting levels – 300-500 lux



Liverpool Waters River View



No. 5 Princes Dock



Liverpool Waters

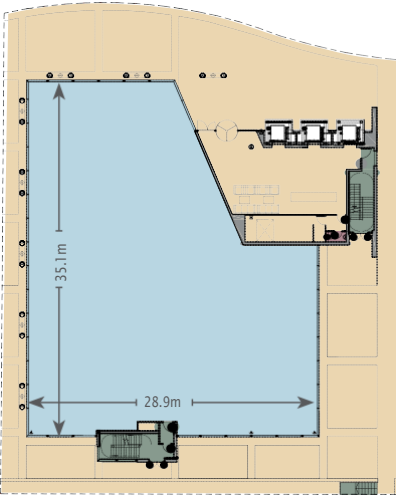
# SUSTAINABILITY & GREEN CREDENTIALS

- n Building energy management system
- n Breeam Rating “Very Good”
- n Design stage predicted EPC rating – Minimum B
- n Smart energy metering
- n Energy efficient 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

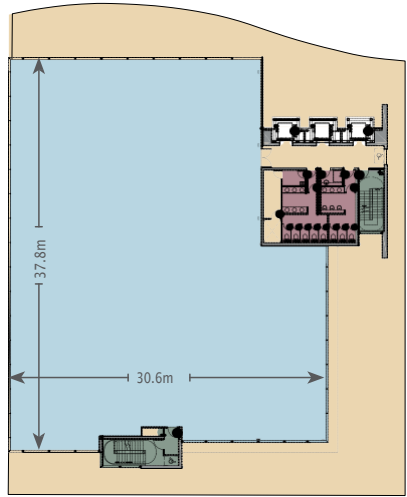
## TOTAL NIA

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



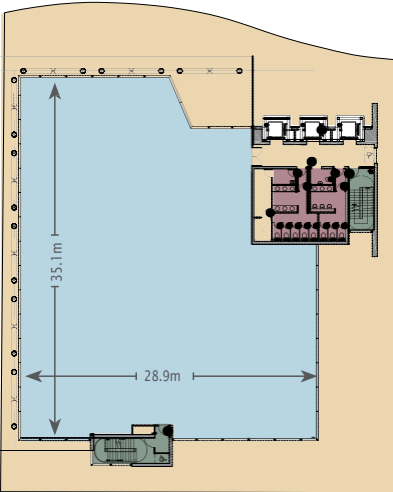
### GROUND

8,675 sq ft (805 sq m)



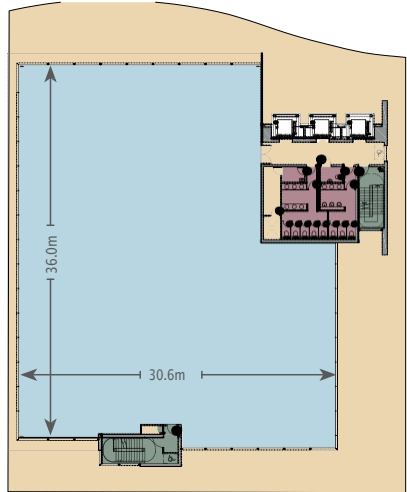
### LEVELS 2, 4, 5, 7

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

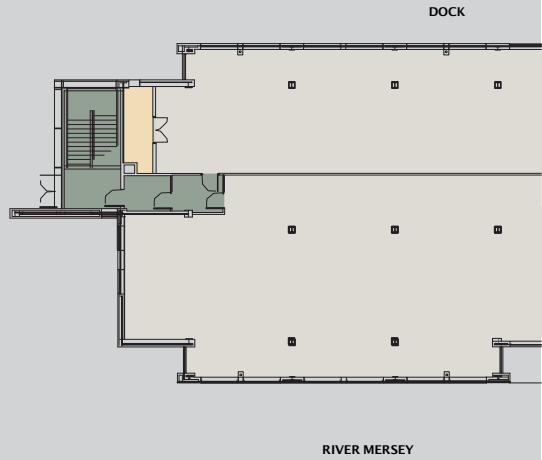


# NO.8 IS A STRIKING FIVE STOREY GRADE A OFFICE BUILDING OVERLOOKING THE WATERFRONT OF THE RIVER MERSEY AND PRINCES DOCK.

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.

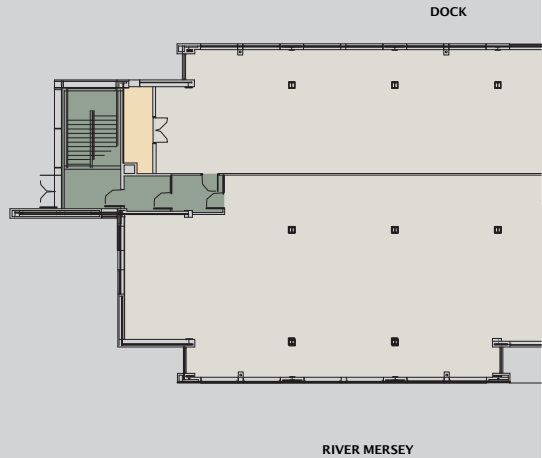
## FLOOR PLATES



### 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 Refugerecyclingcollection service

### LEASE TERMS

The offices 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 Office 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 outgoing 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



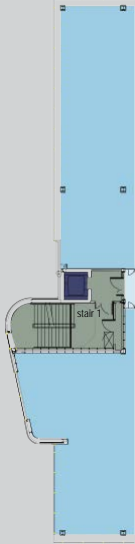
# NO.12 IS A STRIKING FIVE STOREY GRADE A OFFICE BUILDING OVERLOOKING THE WATERFRONT OF THE RIVER MERSEY AND PRINCES DOCK

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

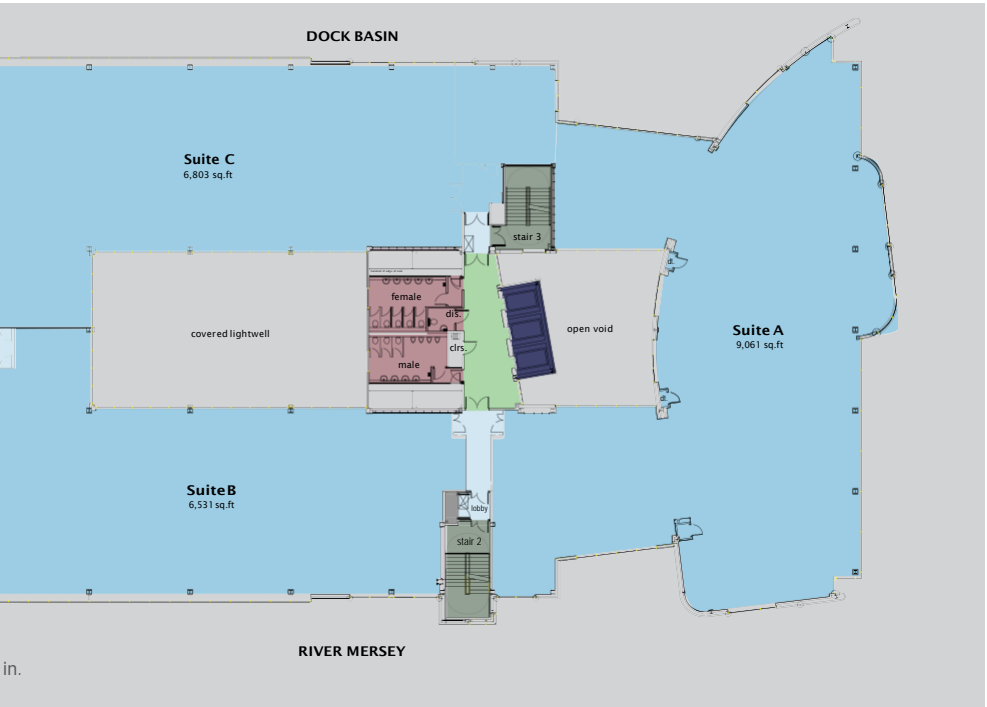
- AVAILABLE SPACE
- OCCUPIED SPACE



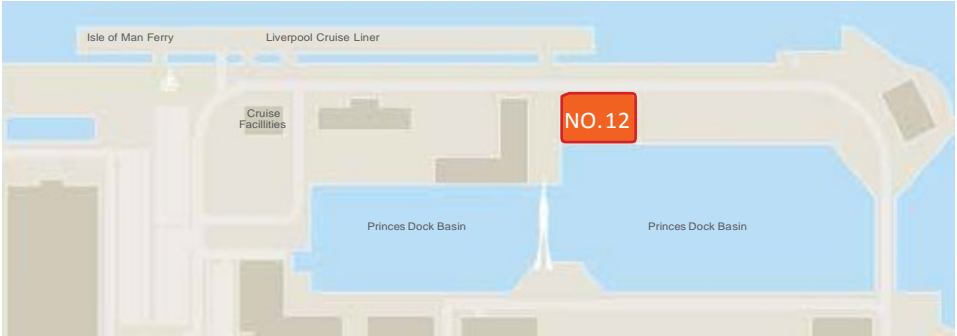
### NO.12 PRINCES DOCK - FOURTH FLOOR,

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

### RENT

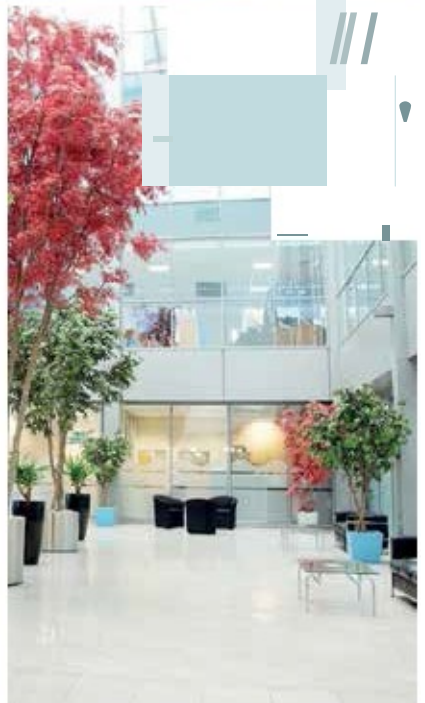
On application to the joint letting agents.

### 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 Office 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  
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PLEASE VISIT OUR WEBSITES

[www.liverpoolwaters.co.uk](http://www.liverpoolwaters.co.uk)

[www.peel.co.uk](http://www.peel.co.uk)