

No. 10  
Princes Dock

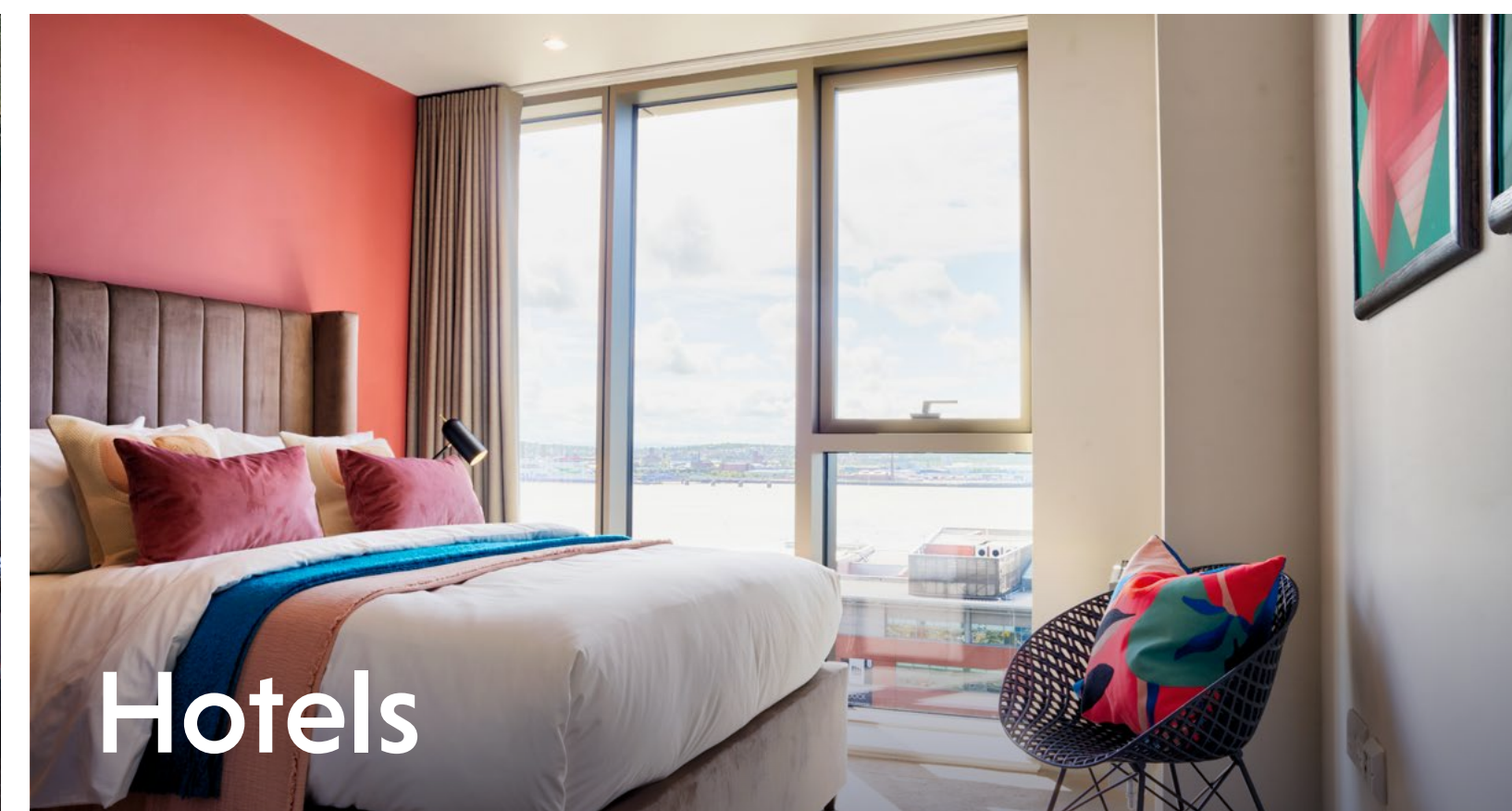
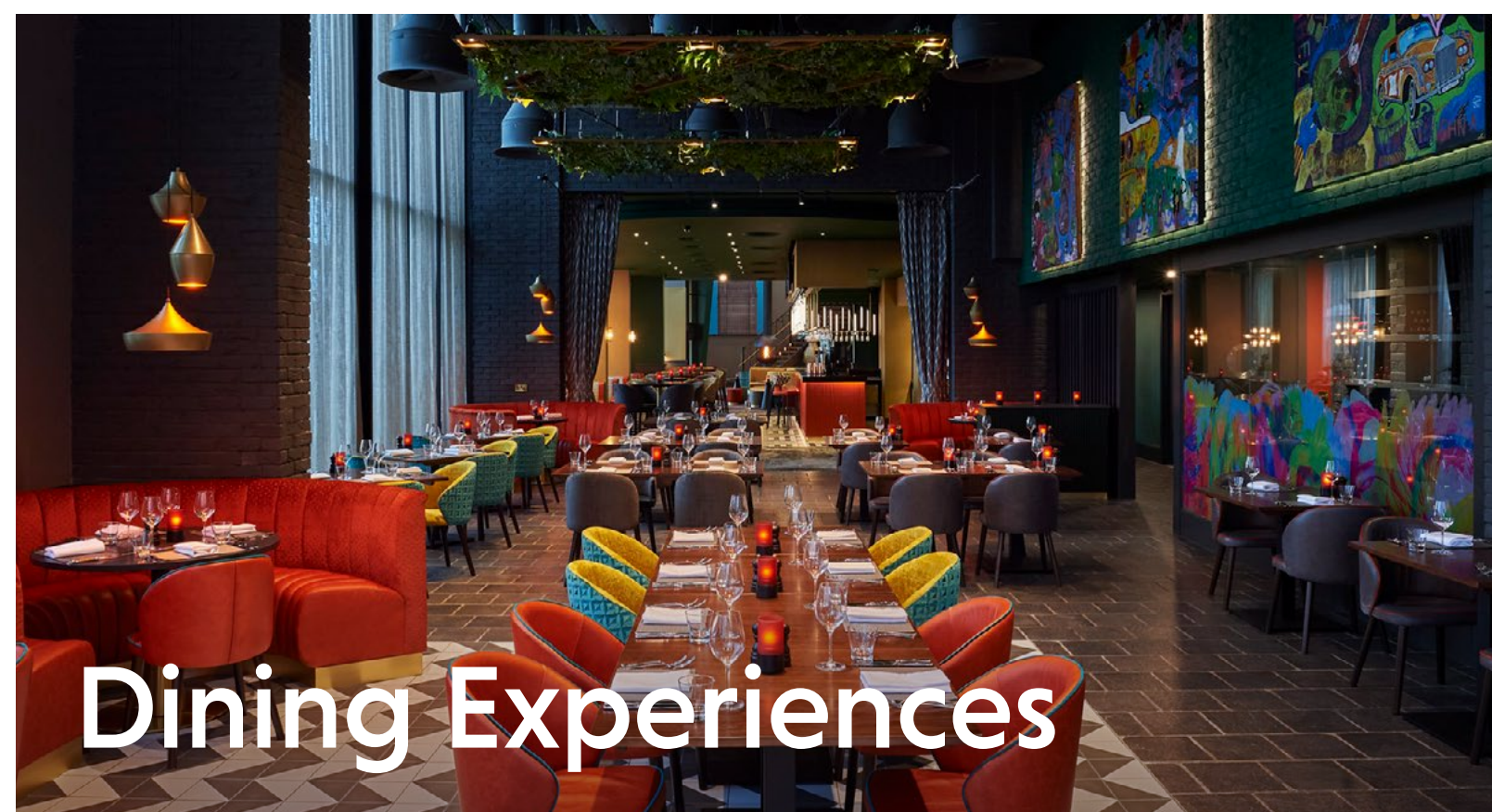
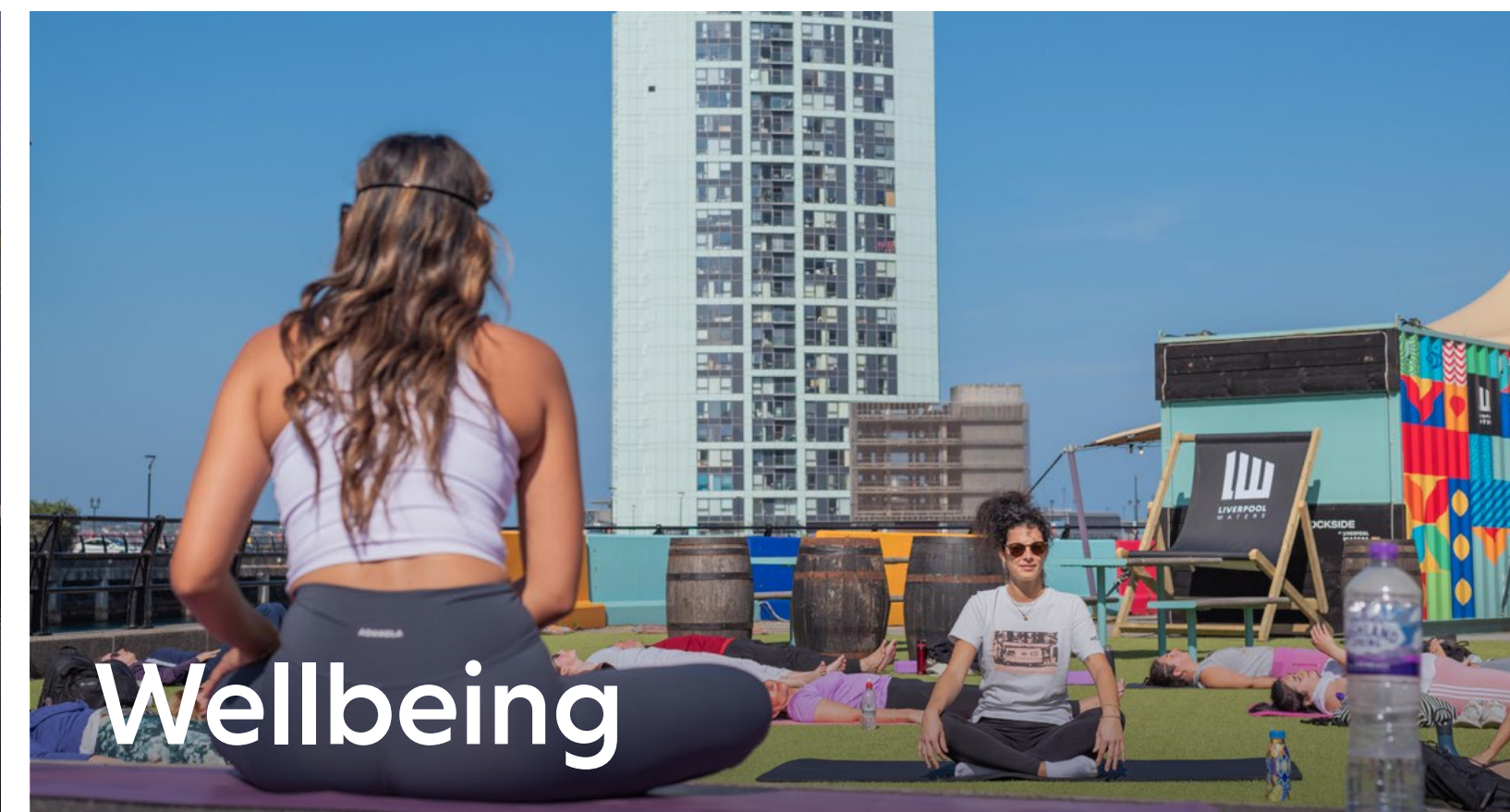


# Discover a place of rhythm and movement.

At Princes Dock we connect people, passion and place, cultivating a natural environment that will keep your colleagues and clients energised and entertained.

We match the rhythm of your day with world-class facilities and amenities, from a morning coffee to evening entertainment, from lunchtime swimming to afternoon saunas.

Princes Dock is flowing with the mental and physical health benefits to keep business moving and people motivated.



No. 10.  
Quality space.  
Natural feel.  
Prime location.



## Work

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- > Configuration
- > Features & Specification
- > Flexible Working
- > Sustainability
- > Network
- > Map
- > Connectivity



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## Liverpool Waters

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# Working Waterside



# Princes Dock. Energy meets serenity.



This is where waterfront serenity meets city centre energy.

Princes Dock is a world-class business destination and leisure complex in the heart of the city. Home to incredible views of the iconic Royal Liver Building and panoramic views of the River Mersey.

With an 8 minute walk to city centre and great connections by bike, boat, train and bus the city, the nation and the seas are at your doorstep.



## No. 10. For start-ups and scale-ups.

With short and long term leases available, No. 10 brings flexibility for 1 to 120 employees.

The five storey building includes intimate 100 Sq. ft workspaces to expansive 13,701 Sq. ft offices.

The part glazed elevations and balconies, provide spectacular views of the world-famous Pier Head, Royal Liver building and River Mersey.



We love being in and around the dockland area of the city, as well as being part of the ongoing development plans at Liverpool Waters, their commitments make it an obvious location from which to continue our growth."

**Mark Parker | Director**



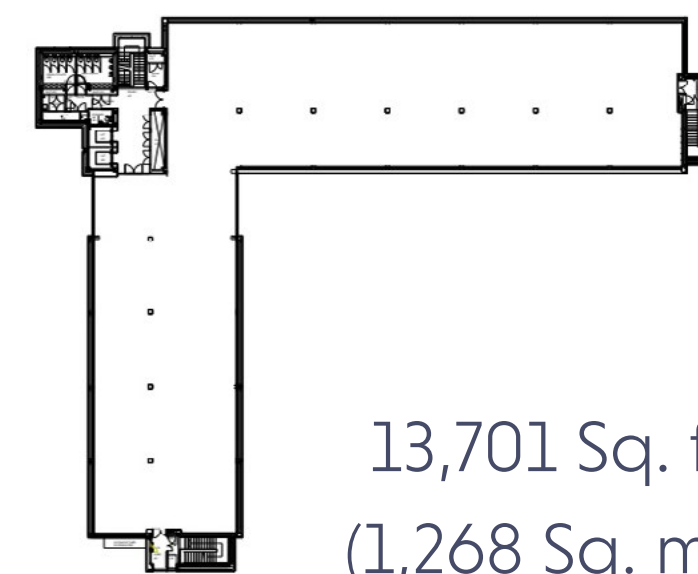
**No.10**

**A space to  
make your own.**

Take a look inside No. 10,  
experience the breathtaking  
views, explore the 13,701 Sq. ft  
fourth floor and imagine how  
you will make it your own.



#### **Fourth Floor**



13,701 Sq. ft  
(1,268 Sq. m)



## No. 10 Whole floor configuration.

You can take the entire  
13,701 Sq. ft floor,  
which holds up to 120  
workstations and 8  
meeting rooms.



**Up to 120**  
Work Stations



**8**  
Meeting Rooms



### Whole floor

13,701 sq ft  
120 Work Stations  
8 Meeting Rooms  
1:11 Occupancy Ratio

This floor plan is for  
example purposes only.

## No.10 Split configuration.

If you're looking for something smaller, each of the floor plates can be split into two, creating spaces from 5,616 Sq ft to 8,085 Sq ft.



**Up to 53**  
Work Stations



**2-8**  
Meeting Rooms



### Section 1

5,616 sq ft  
51 Work Stations  
2 Meeting Rooms  
1:10 Occupancy Ratio

### Section 2

8,085 sq ft  
53 Work Stations  
8 Meeting Rooms  
1:14 Occupancy Ratio

This floor plan is for  
example purposes only.

# No. 10 Features & specification.



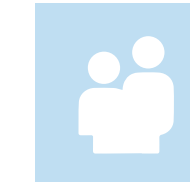
## Building

- Floor to ceiling glazing
- Fully accessible raised floors (150mm clear Void)
- Suspended ceiling
- LED lighting
- 4 pipe fan coil air conditioning run by a BMS control system



## Parking & cycling

- Secure on-site parking at a ratio of 1:573 sq.ft
- Dedicated bicycle racks
- Bicycle store available at Princes Dock multi-storey car park



## Facilities & services

- Meeting room facilities
- 2 No 13 person passenger lifts
- On-site cleaning service and maintenance
- Male, female and accessible WC facilities
- Shower facilities
- Refuse recycling collection service
- Childcare facilities at Princes Dock
- On-site gym and yoga studio



## Security

- Access control turnstiles
- A no touch door entry system to all floors
- CCTV surveillance
- 24 hour security & building manager service

## No. 10. Flexible working.

No. 10 supports flexible working, whether you're escaping the home office, starting up, going freelance or growing something new, our £50-275pcm memberships offer the flexibility to ebb and flow.

Enjoy functionality, simplicity, service, community, and connectivity.

 A flexible approach

 Zoom booths

 Office furniture

 Breakout spaces

 Meeting room space

 Shared kitchen facilities



After meeting the team and seeing the new flexible workspace offer we knew we wanted to move in! The office space has a smart modern feel and the views over the waterfront and surrounding area were the cherry on the cake. The location is also perfect for traveling in and out of the city."

Owain Davies | Managing Director of IT Answers



# No. 10. Sustainability.



## Net Zero Carbon

Princes Dock has been a Net Zero Carbon neighbourhood since 2020; verified against the UK Green Buildings Councils Net Zero Carbon Buildings Framework.



## District Heat Network

The District Heating Network at Liverpool Waters generates heat from water extracted from the Leeds Liverpool canal. This provides heating and hot water around the whole of Liverpool Waters from a renewable energy source.



## REGO Electricity

Sourced is all solely from zero carbon, 100% renewable sources, Solar, Wind and Hydro.



## ISO:500001 Accredited

International standard for Energy Management Systems that has been designed to help organisations build a systematic approach to energy performance. Peel was the first property company in the UK to gain this accreditation.



## Eco Vadis Silver Accreditation

Globally recognized assessment platform that rates businesses' sustainability based on four key categories: environmental impact, labour, and human rights standards, ethics, and procurement practices.

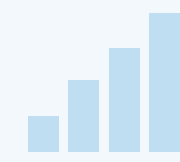
## Liverpool Waters. ESG commitments.

Liverpool Waters is creating neighbourhoods for the future, considering the environmental impact today for the place of tomorrow.

With access to blue and green infrastructure at its heart, Liverpool Waters and Peel care about wellness and the places we create.

Sustainability is at the heart of Liverpool Waters, Peel will ensure that the 60-acre development of parks, public realm, commercial and residential space thoroughly addresses the economic and social needs of the local and wider communities, whilst supporting the national agenda for climate change.

Peel has aligned their Sustainability and ESG Strategy and their targets with the United Nations Sustainable Development Goals.



Decent Work and  
Economic Growth



Sustainable Cities  
and Communities



Responsible Consumption  
and Production



Climate Action



Life on Land

Our targets include:

- **Reducing energy consumption**
- **Helping people into work through apprenticeships** - Partnership with the City of Liverpool College to create the Liverpool Waters Construction hub, provide local students with training and apprenticeship opportunities throughout the development.
- **Creating new public green space** - A brand-new 2-hectare public park at the heart of Liverpool Waters to support physical and mental wellbeing, provide amenity space to our new community whilst enhancing the biodiversity and improving air quality, contributing to the city's goal of being zero-carbon by 2040.
- **New high-quality walking and cycling routes** into the city will be provided to ensure that car ownership can remain low.

# Princes Dock. A dynamic network.

Our dynamic network of local and global businesses ensures you're always surrounded by good company.

# 2,000

People work within  
Liverpool Waters



And many more.



Hotel



Apartments



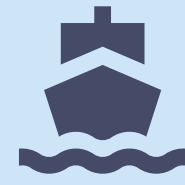
Leisure



F&B



Green Space



ISLE OF MAN STEAM PACKET FERRY

LIVERPOOL CRUISE LINER LANDING

RIVER MERSEY

TIMBER JETTY



TITANIC  
MEMORIAL

LEEDS &  
LIVERPOOL CANAL

CRUISE  
FACILITIES

COACH  
DROP OFF

NO. 8  
PRINCES DOCK

NO. 8 CAR  
PARK

NO.10  
CAR  
PARK

NO. 10  
PRINCES DOCK

NO. 12  
PRINCES DOCK

THE QUAY

NO.12  
CAR  
PARK

SITE OF  
NEW HOTEL

CARGO  
SEAFOOD  
—  
ALEXANDRA  
TOWER

LIVERPOOL CANAL LINK

CITY HOSPITAL

PRINCES DOCK

PRINCES PARADE

ROYAL  
LIVER BUILDING

ST. NICHOLAS PLACE

GEORGE'S  
DOCK GATES

ST. NICHOLAS PLACE

CROWNE  
PLAZA

MALMAISON

P

BEAN  
COFFEE

SAINSBURY'S

NURSERY

NO. 5  
PRINCES DOCK

THE  
LEXINGTON

MOOSE  
COFFEE  
—  
PLAZA  
1821

PATAGONIA  
PLACE

NO. 1  
PRINCES  
DOCK

WATERSIDE

DOCK SIDE

WILLIAM JESSOP WAY

NEW QUAY

BATH STREET

PARKING

P

BROOK  
STREET

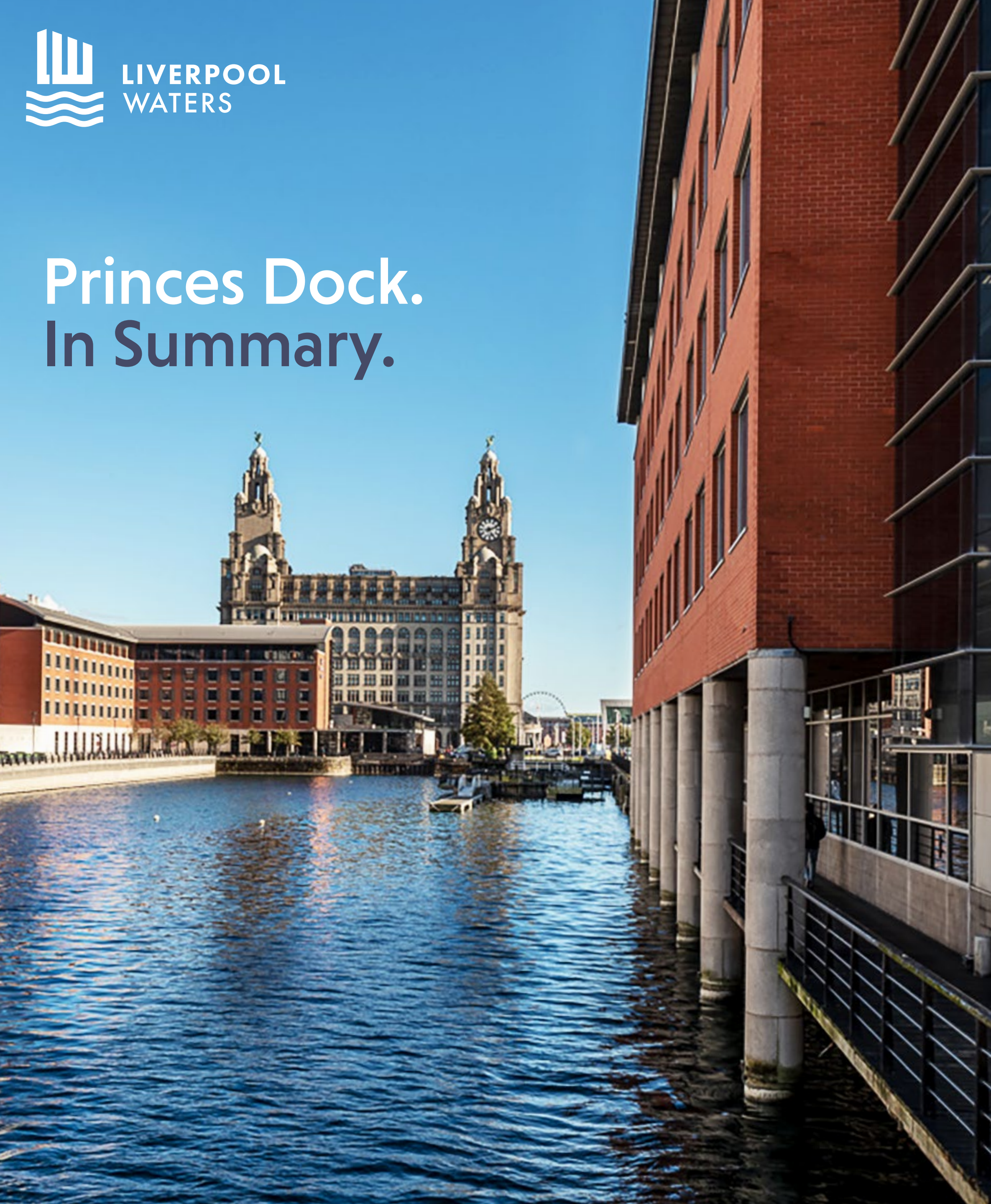
KING EDWARD  
STREET

GILBRALTA ROW



CHAPEL  
STREET

# Princes Dock. In Summary.



## Fantastic Facilities

Local childcare, cycling hubs  
and much more will make  
your work day a breeze.



## Global Connections

We're connected to  
the city centre, the UK  
and beyond.



## Thriving Community

We're home to a  
community of businesses  
and public events.



## Net Zero

Princes Dock has been  
a Net Zero Carbon  
neighbourhood since 2020.



## Food & Drink

We're home to incredible  
food and drink experiences  
including Malmaison, Bean  
and Moose Coffee.



## Well-being Benefits

A natural environment brings  
well-being and productivity  
to the forefront.



**8min** walk to Liverpool One



**1hr 15** train to Manchester Airport

**2hr 30** train to London



**50min** drive to Manchester Airport

4hr 20 drive to London



Secure **24/7** city parking including contract or pay as you go options.



A dedicated **bus station**  
connecting Princes Dock to the  
wider Merseytravel network.



Secure **cycle facilities**  
in Princes Dock.

# Playing Waterside



For the city lovers,  
serenity lovers,  
seafarers,  
waterside striders,  
activity seekers,  
business adventurers,  
nature wanderers,  
sport spectators  
and event goers.



# Princes Dock. Harbouring global and local activity.

From every day amenities to a calendar of local and global events, Princes Dock is flowing with action. Whether you're looking for business networking opportunities, team building activities or televised events - your colleagues and clients will always be entertained.



# Amenities. Energising your everyday.

Whatever your flow might be Princes Dock can match it. Whether it's waterside refreshments, evening entertainment, open water swimming, floating saunas or gyms.

Here you will always find your flow.



Sainsbury's



CREW42

Dock  
Side



CARGO  
SEAFOOD RESTAURANT



## What's here?

- International Cruise Liner Terminal
- Coffee shops
- Waterside bars and restaurants
- Heritage walks
- On site hotels including Malmaison and The Crowne Plaza.
- Floating sauna and ice baths
- Sainsbury's
- Year-round events programme.

W Y L D  
S A U N A

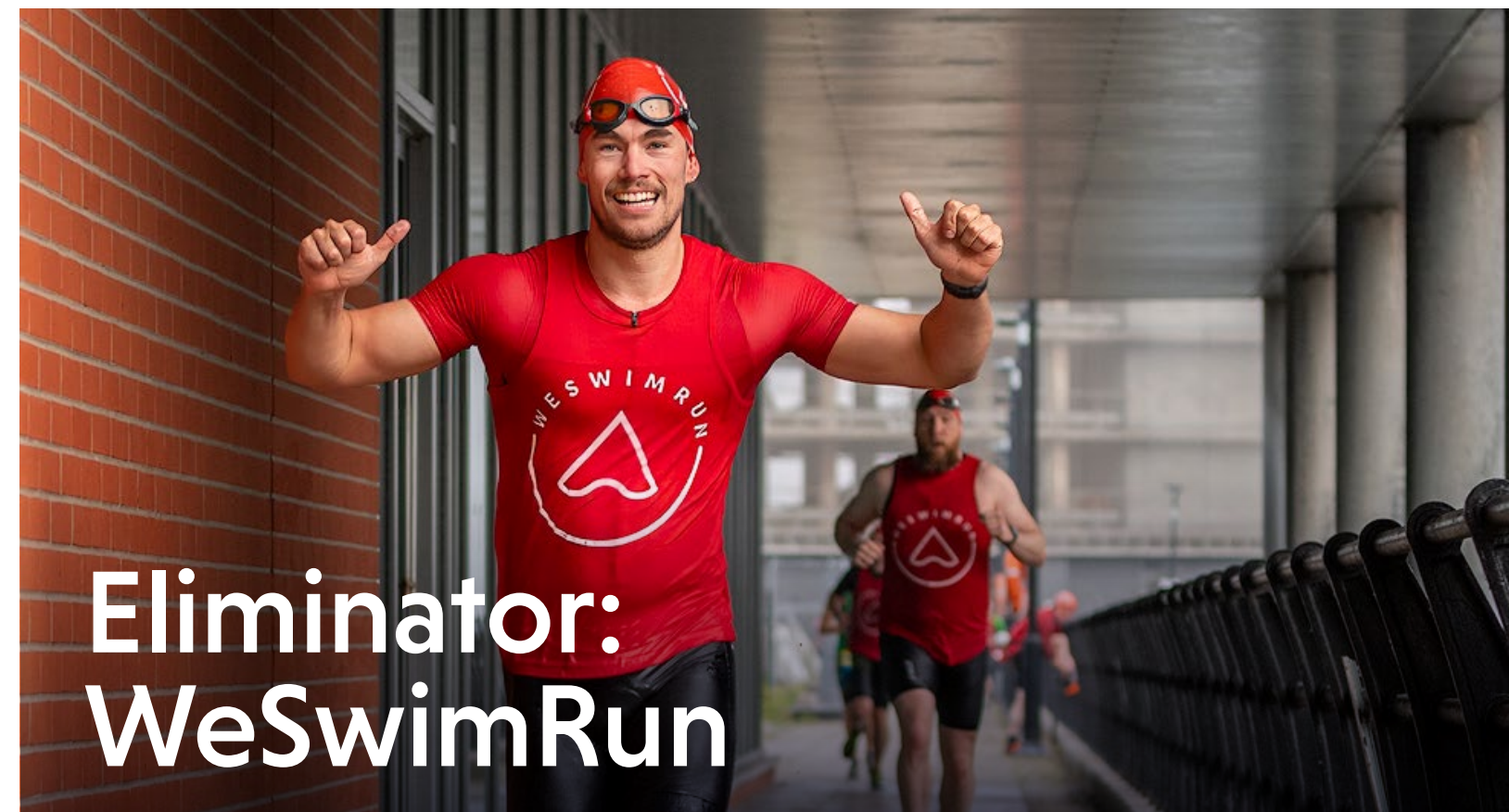


## Events. What to expect.

Princes Dock curates a calendar of activity that brings nature, wellbeing, history and community together. You'll meet local companies at events like our annual Dragon Boat Race in support of Claire House. Compete in Eliminator series from WeSwimRun, or unwind with outdoor yoga. Get the team together for seasonal moments, and witness historic events together.



**Dragon Boat Race**



**Eliminator:  
WeSwimRun**



**Last Days of Summer**



**Outdoor Yoga**



**Battle of the Atlantic  
Parade**



**Cunard Queen Anne  
Naming Ceremony**

# Liverpool Waters



# This is Liverpool Waters.

Liverpool Waters is the transformational waterside development, reimagining and regenerating former industrial docklands into the most exciting, emerging district in Liverpool.

Running along Liverpool's iconic and internationally recognised waterfront and connecting-up Liverpool's commercial business district with the city centre, Liverpool Water's location is unrivalled and one of the most sought-after locations in the UK.



## Overview.

Liverpool Waters is the largest single development opportunity in the city, bringing life back to the historic northern docklands, completely transforming them into a sustainable, high-quality, mixed-use waterside destination over the next 30 years.

£5bn

Regeneration scheme  
with 1,200 homes  
already built

x4

The creation of 4  
new neighbourhoods.



2.3km

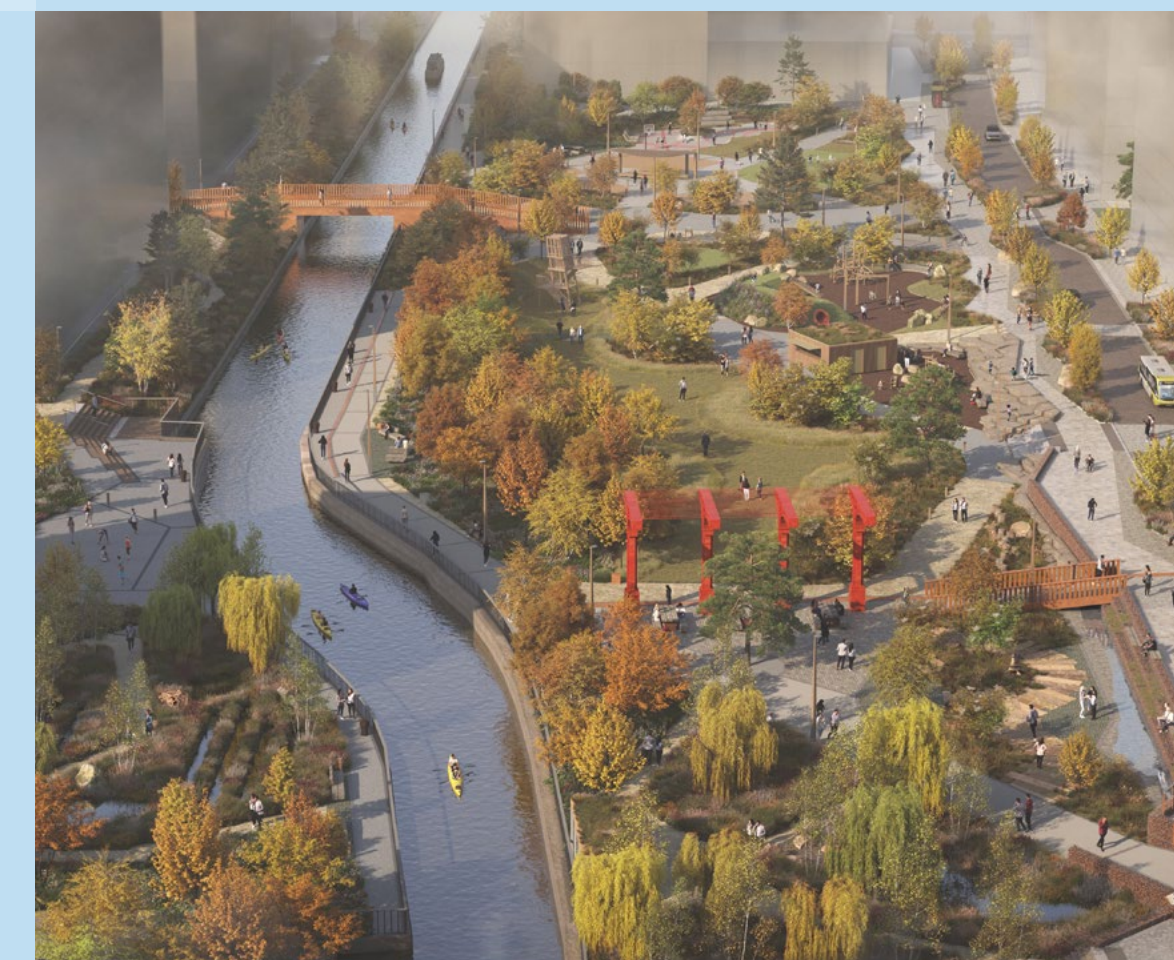
The span of the  
waterfront development

9k

The development  
of up to 9,000 new  
waterfront homes.

53k

Construction of Everton  
Football Club's new £750m  
53,000-seater stadium.



60ha

The regeneration of 60 acres  
of former dockland

2ha

The delivery of Central Park,  
a brand-new 2-hectare park.

# About Liverpool.

## 01

Liverpool is witnessing a period of excellent growth built on its increasing population,, fantastic transport links, pro-active city council and a number of major regeneration projects.

## 02

The city is a hub for enterprise, business and the arts with major projects in the city including Liverpool Waters, new Cruise Liner Terminal, new major Film studio and state of the art new football stadium for Everton FC.

## 03

The popularity of the city among students also fuels the youthful population with c. 79% of residents within a 1km radius of Liverpool Central Station aged between 15 and 34. This a key renter demographic, who we are also seeing remain in rented accommodation for longer periods of time.

## 04

Liverpool is a young and vibrant city known for its rich culture and historic waterfront. The City of Liverpool has a population of c. **500,000** and this is expected to grow by c. **6%** by 2030. The wider city region has a population of c. **1,551,500**.

## 05

Highlighted by The Data City as **The UK's Top City for Growth** identifying key sectors including Logistics / Software Development / Business Support Services as real boom industries in the city.

## 06

Liverpool is a popular student city with a student population of over **60,000** across three universities which makes the city attractive to employers wanting to tap into this highly qualified workforce.



## Tourism

### 6m+

Visitors in 2024.

### No. 1

Best large city break in the UK.

*Which?*

### No. 11

In the world for our gastronomy delights.

*Timeout!*

### No. 12

Most walkable city in the world.

*Insider Monkey*





# A trusted developer.

At Peel we have a 50 year track record of delivering outstanding waterfront developments that bring commercial and cultural opportunities across the UK.

# Make waves at No. 10.

## Contact

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