

No.5 Princes Dock

 LIVERPOOL
WATERS

 Avalanche
Studios Group



Key Requirements

- Designed to BCO 2019 Guide to Specification
- CAT A Level of Fit Out

- BREEAM 'Excellent'

- 'WELL' Enabled

- EPC Rating A

- Additional floor space available

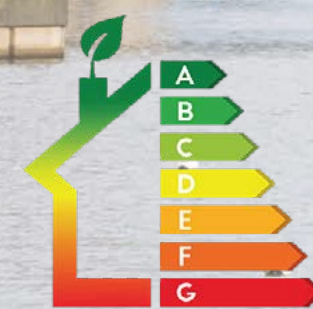
- An environment conducive to Health & Wellbeing

- Net Zero Carbon Target

- Large efficient floorplates maximising natural daylight

- 'Wired Score' connectivity resilience

- Amenity facilities include:
 - State of the art cycle hub
 - Range of shared meeting & collaboration spaces
 - Cafe
 - Gym / Wellness Facilities



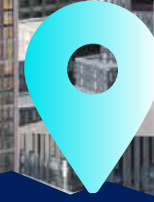
NO. 12 PRINCES DOCK



MODA



NO.5 PRINCES DOCK



NO. 10 PRINCES DOCK

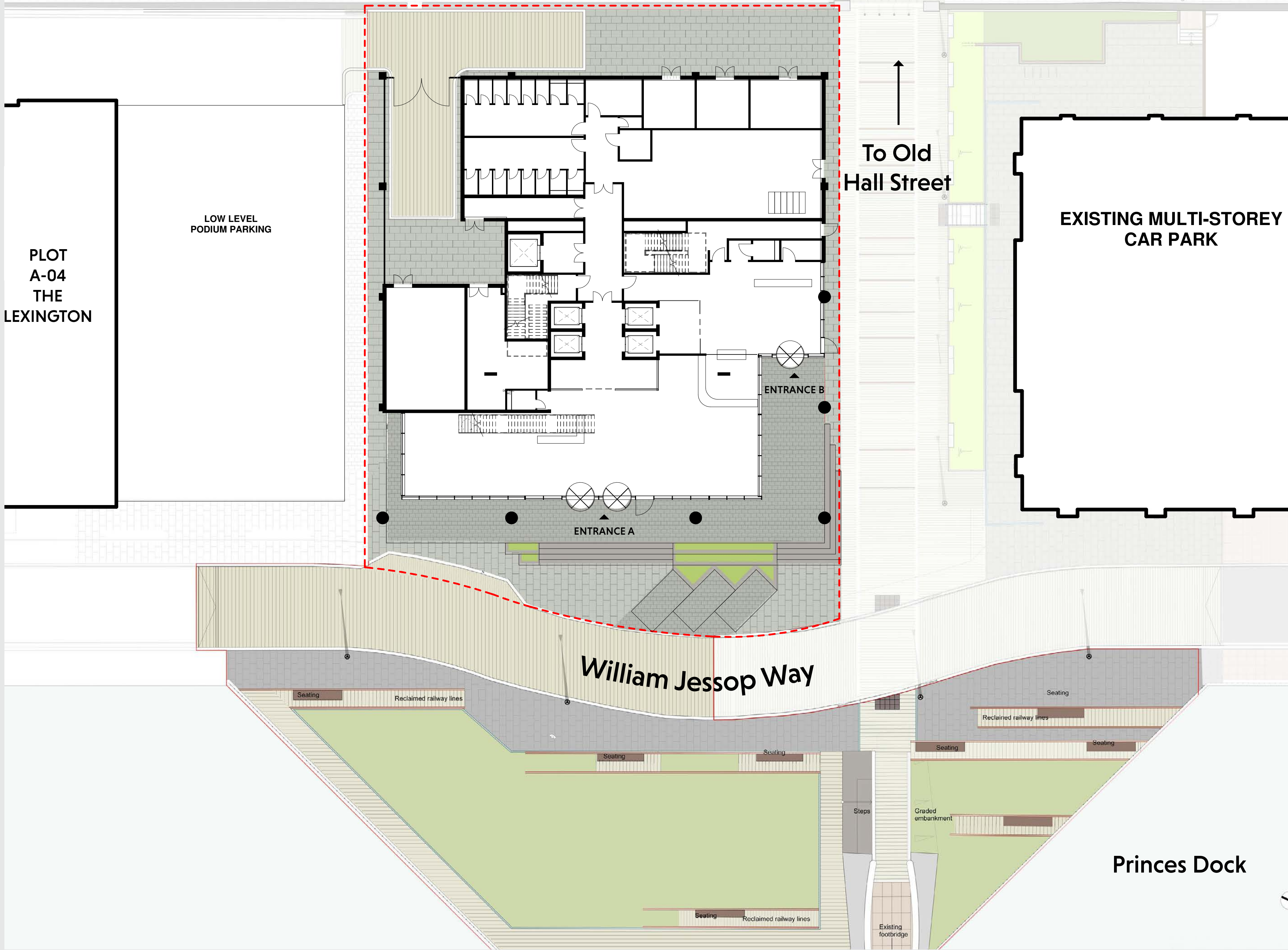


NO. 8 PRINCES DOCK



Site Plan

- Parking will be made available in the adjacent multi storey car park, owned and operated by Peel



External Views

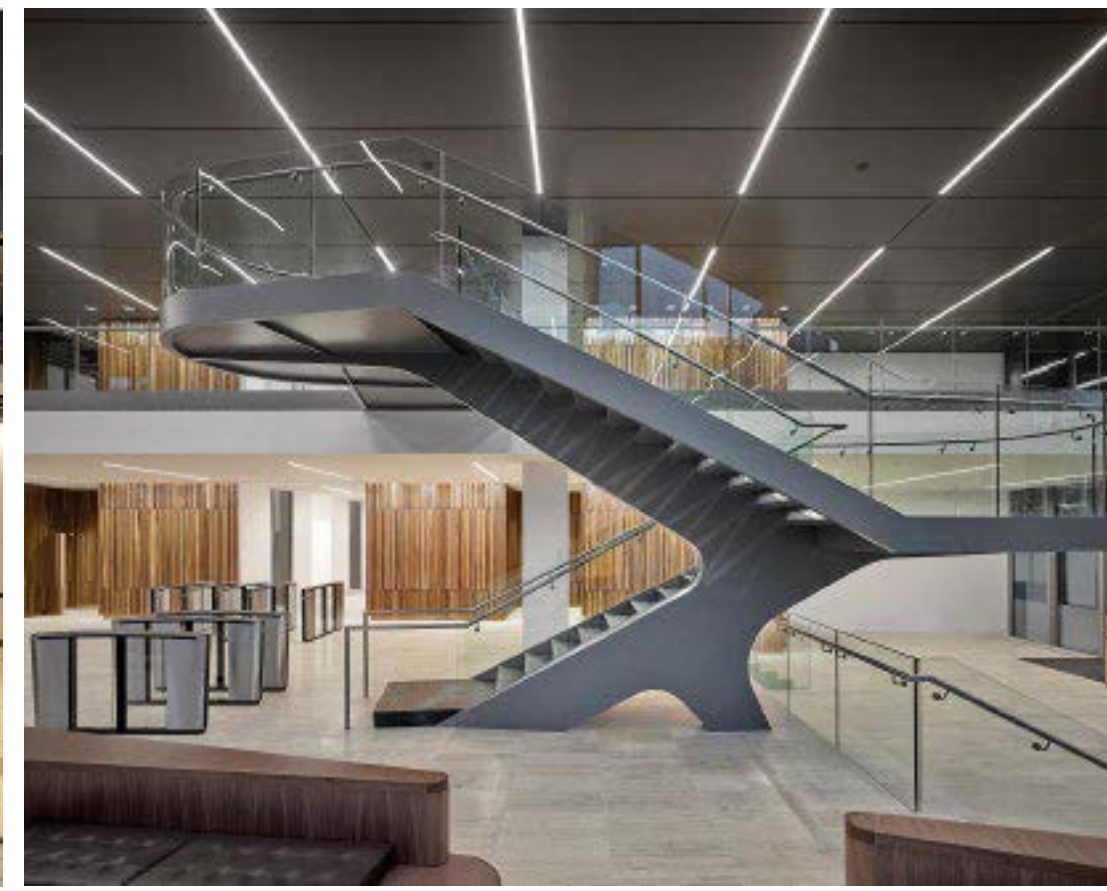




Ground Floor - Entrance

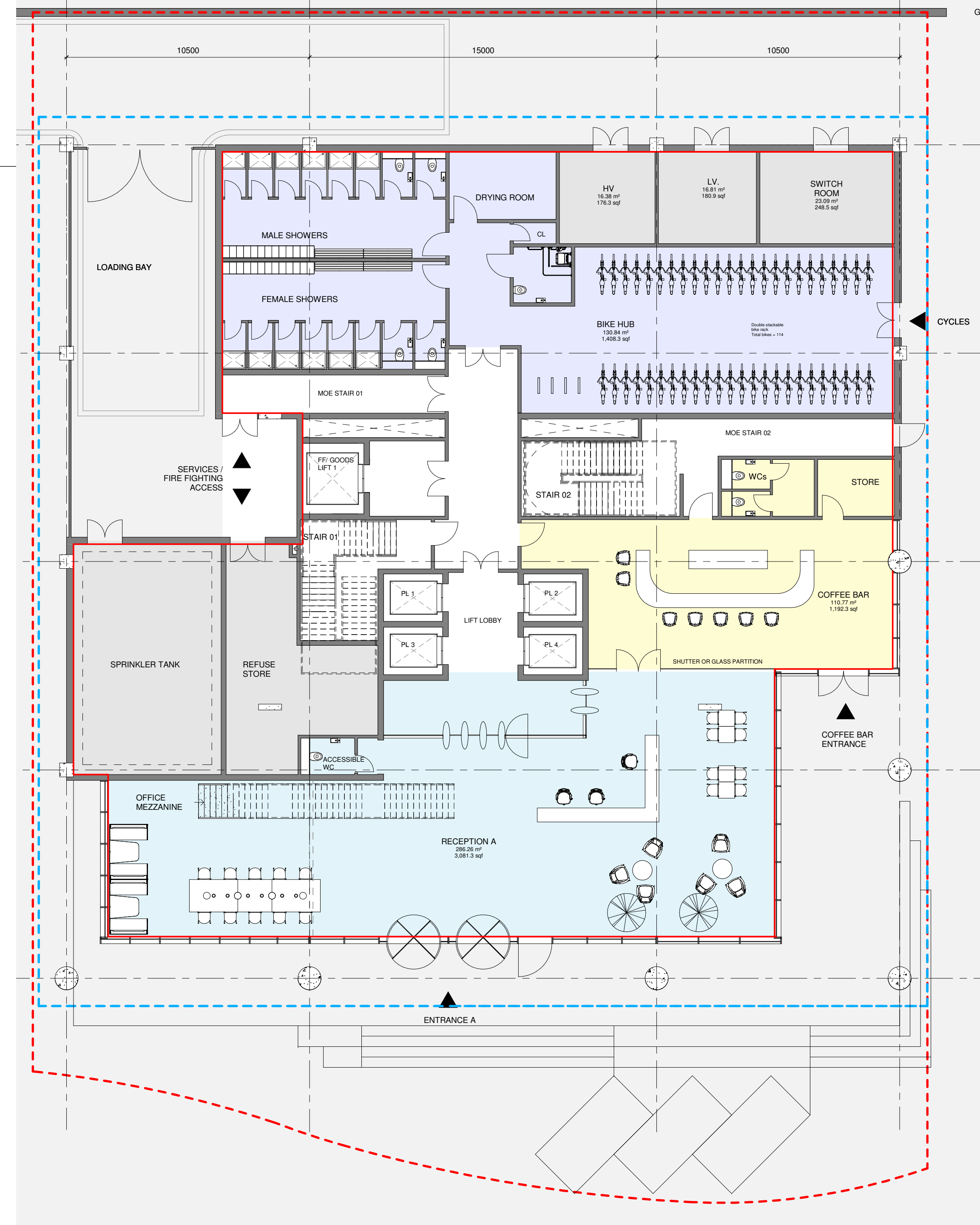


Ground Floor Precedents



Ground Floor Layout

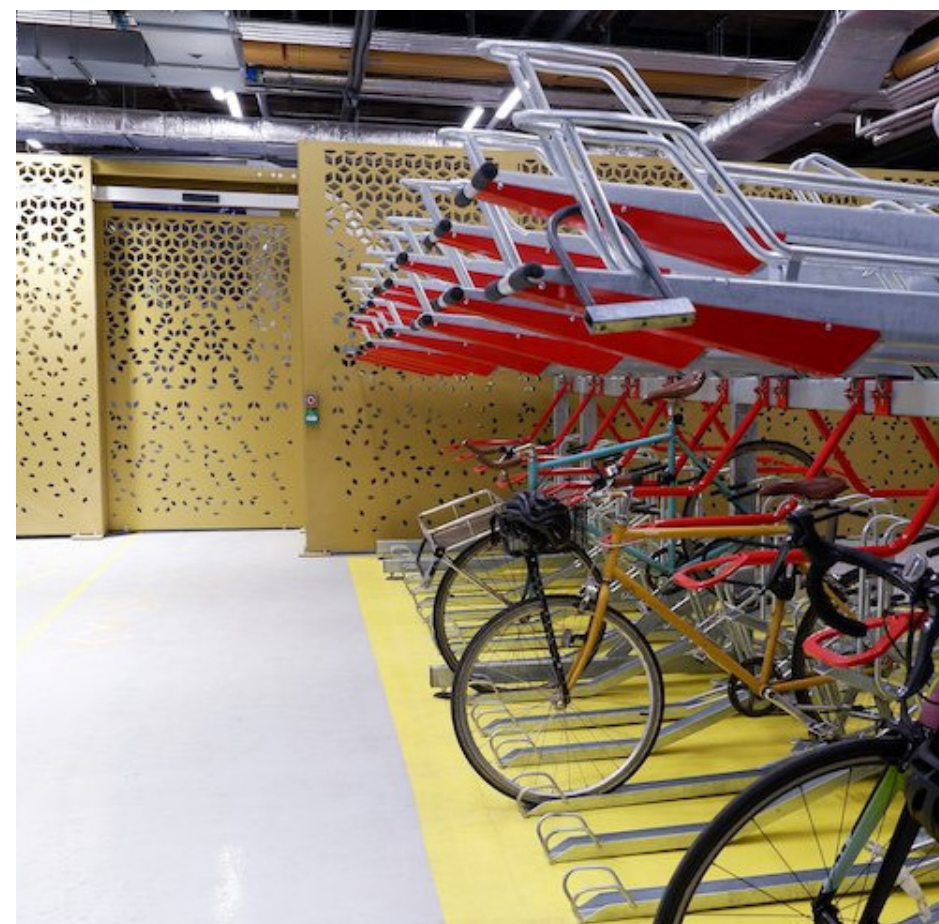
- Offers a shared, secure entrance and reception facility for use between you and other occupants of the building
- 180 degree panoramic views across Princes Dock
- Shared use of 4no. lifts to provide direct access to demised floors
- 7m clear head height, provides a spacious, appropriate arrival experience for staff and visitors
- Access to use of the café and state of the art cycle hub, including shower & changing facilities, drying room and storage
- Access to and use of shared goods lift for back of house deliveries or loading.



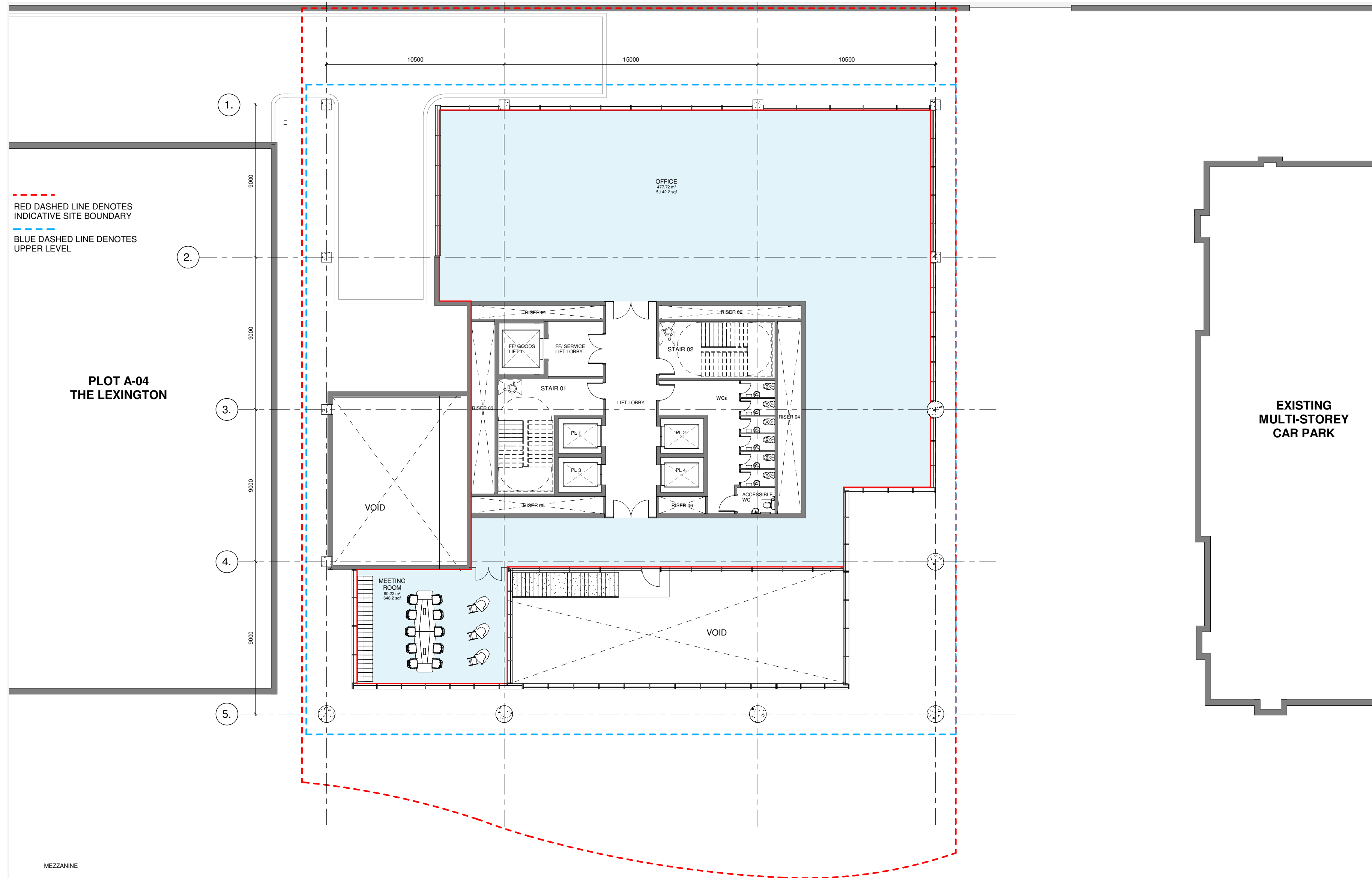
Internal Reception Visuals



Cycle Hub Precedents

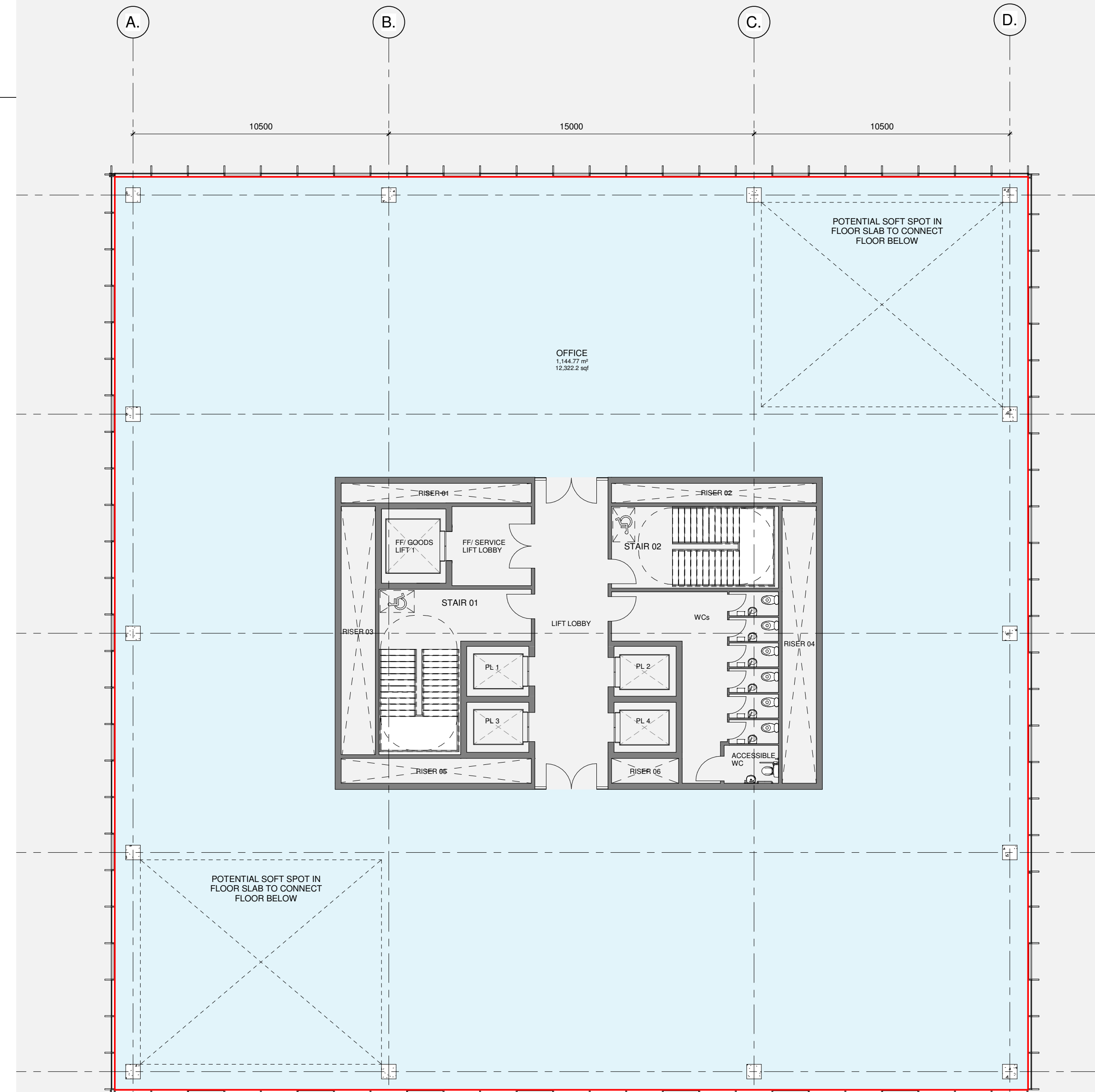


Mezzanine

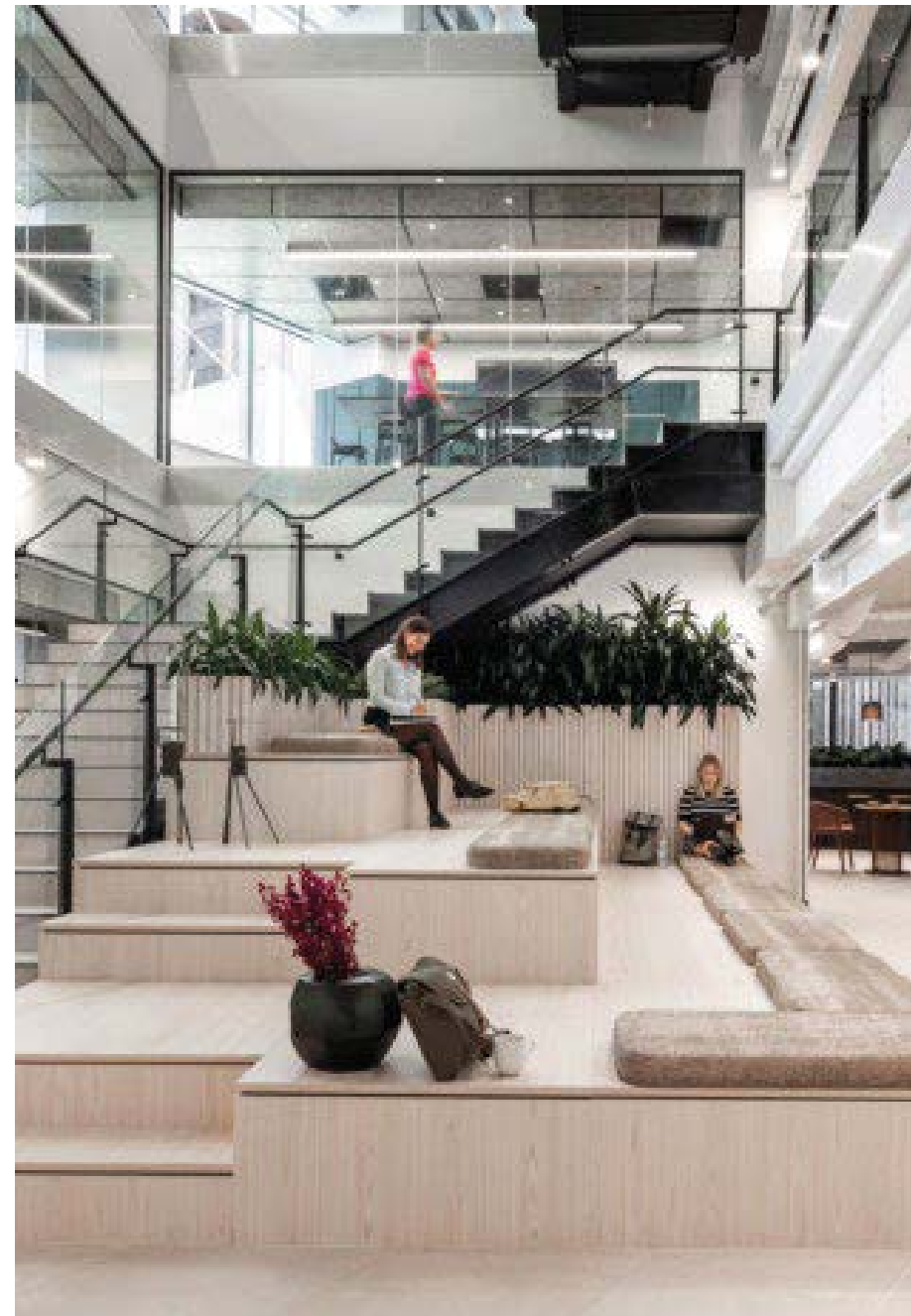


Typical Office Layout

- Flexible, column-free floorplates designed around a central core facilitating sub-division of up to 2 suites
- Natural daylight penetrates all 4 sides of the building offering high quality, flexible workspace and 360 panoramic views of the waterside setting and city centre
- Core comprises of:
 - Two accommodation stairs, one a dedicated firefighting core
 - 4 passenger lifts
 - 1 combined Goods / fire fighting lift
 - Accessible risers to the perimeter
- Soft spots in the slab facilitate area to connect floor vertically via feature staircase (if required by)
- 1,144 m² / 12,314 sq ft



Office Levels Precedents

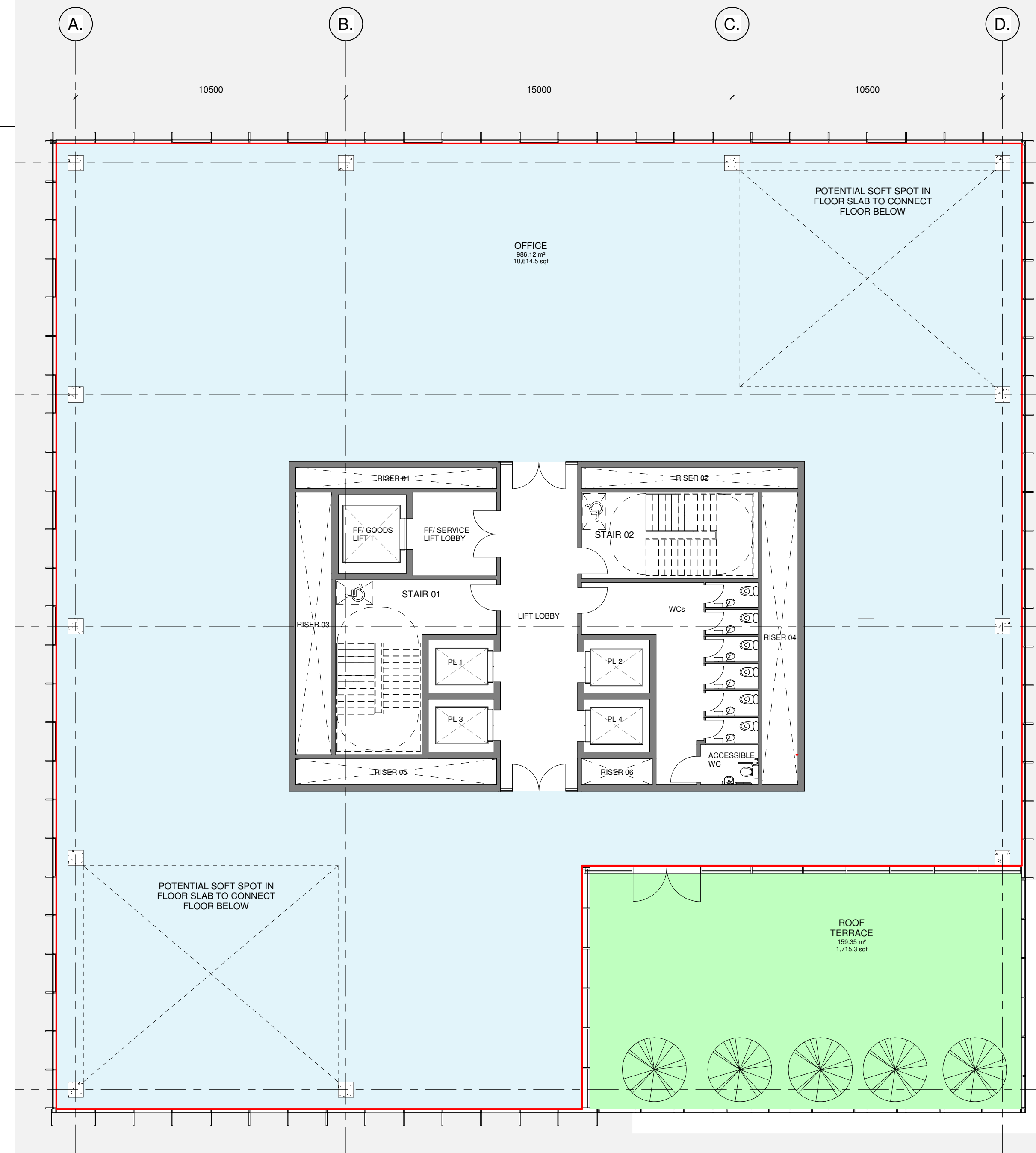


Interior Floorplate - day view



Eighth Floor Layout

- Uppermost office floorplate of the building that could be designated an executive office floor, meeting or event space
- A dedicated open roof terrace on the south-western corner of the floorplate, offers spectacular views across Princes Dock and to The Royal Liver Building
- 986 m² / 10,613 sq ft

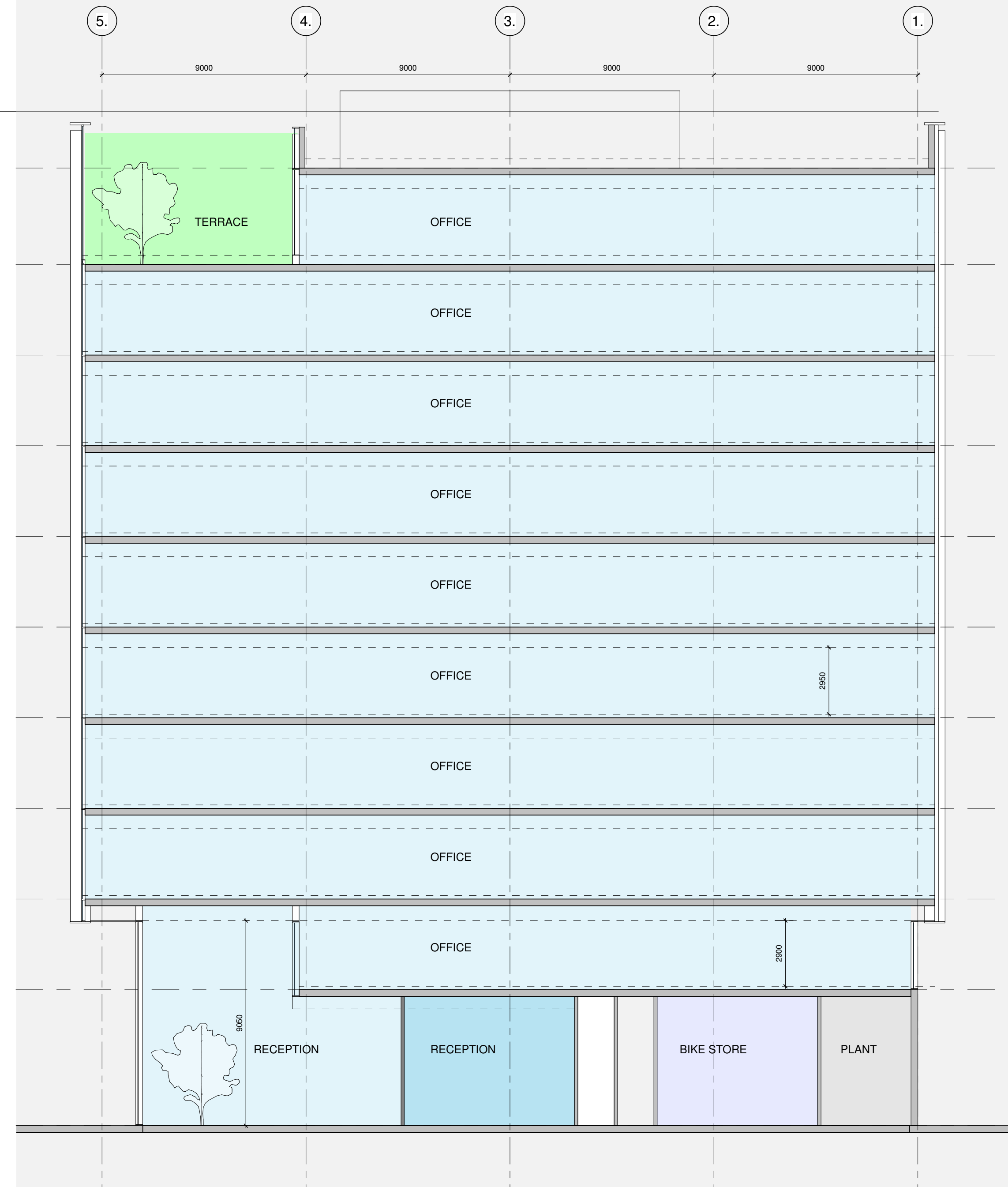


Roof Terrace



Building Section

- The building has been designed to achieve the following;
 - 6m Ground – Mezzanine Floor Height
 - 4m typical floor to floor height
 - Minimum 3m clear headroom
 - 150mm Raised Access Floor Zone
 - Exposed soffit mounted services



Area Schedule

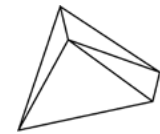


Level	NIA		GIA		N/G %
	m ²	ft ²	m ²	ft ²	
Level 0	397	4,273	1,003	10,796	39.6%
Level 0M	573	5,780	805	8,665	66.7%
Level 01	1,144	12,314	1,406	15,134	81.4%
Level 02	1,144	12,314	1,406	15,134	81.4%
Level 03	1,144	12,314	1,406	15,134	81.4%
Level 04	1,144	12,314	1,406	15,134	81.4%
Level 05	1,144	12,314	1,406	15,134	81.4%
Level 06	1,144	12,314	1,406	15,134	81.4%
Level 07	1,144	12,314	1,406	15,134	81.4%
Level 08	986	10,613	1,245	13,401	79.2%
Roof	0	0	235	2,530	0.0%
Total	9,928	106,865	13,130	141,331	75.6%

The Project Team

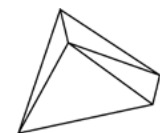


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