



LIVERPOOL  
WATERS

Peel L&P  
REALISING POSSIBILITY



THE QUAY, NO12 PRINCES DOCK, LIVERPOOL WATERS



# EXISTING AMENITIES



RESIDENTIAL



BUSINESS SPACE



HOTEL &  
CONFERENCE FACILITIES



NURSERY



CONVENIENCE  
STORE



LEISURE & GYM



CRUISE LINER  
TERMINAL



PUBLIC SPACE



PARKING



COFFEE SHOPS



BARS &  
RESTAURANTS



EVENT SPACE

# A ROOM WITH A VIEW

## 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, three 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?







# A ROOM WITH A VIEW

## FLEXIBLE OFFICE SPACE WITH A DIFFERENCE

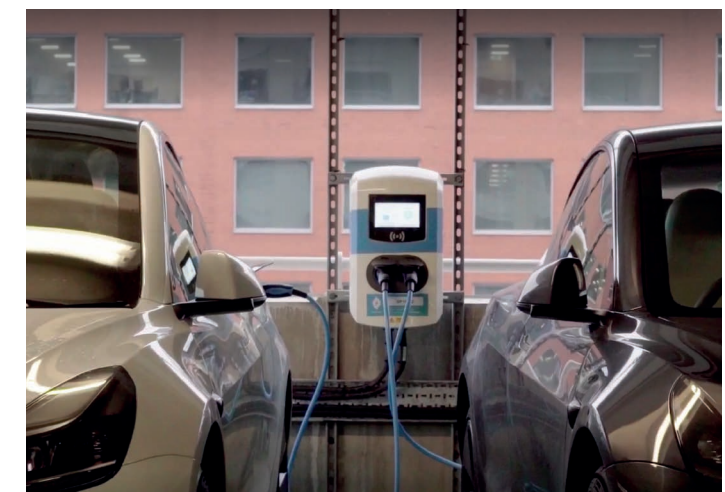

The Quay is based on the ground floor of No.12 Princes Dock and offers a range of flexible office suites from 111 sq ft to 1,714 sq ft. All the suites offer stunning floor to ceiling glazing providing impressive waterside views across Princes Dock.

The many benefits of being located at The Quay include:

- Short-term flexible contracts
- All inclusive monthly charge (includes rental, service charge, insurance and business rates)
- Furnished suites
- IT / Telephone
- Air-conditioning
- Shared kitchen
- Meeting room facility
- A free parking space with each office

Occupiers can also use the unique full height glazed internal atrium which is located at the entrance to The Quay in No.12. The atrium provides an ideal break-out facility, informal meeting space or event venue for the occupiers.

The Quay's meeting room facilities offer a bespoke, high-specification facility, available to hire by occupiers or external organisations. Meeting room one comfortably fits 12 people around its boardroom table and has a smart board facility, telephone conferencing and built-in refreshment amenities. Meeting room two fits 6 people and has a white board facility, wi-fi and refreshments.







# OFFICE 2

2,880 sq ft (267.5 sq m)

RECENTLY REFURBISHED AND FULLY FITTED.

This ground floor suite is newly available with excellent features and an enviable set of facilities, including meeting rooms, break out area and a fully fitted kitchen. Accessed through the main atrium of No. 12 Princes Dock, Office 2 has stunning views across the River Mersey.

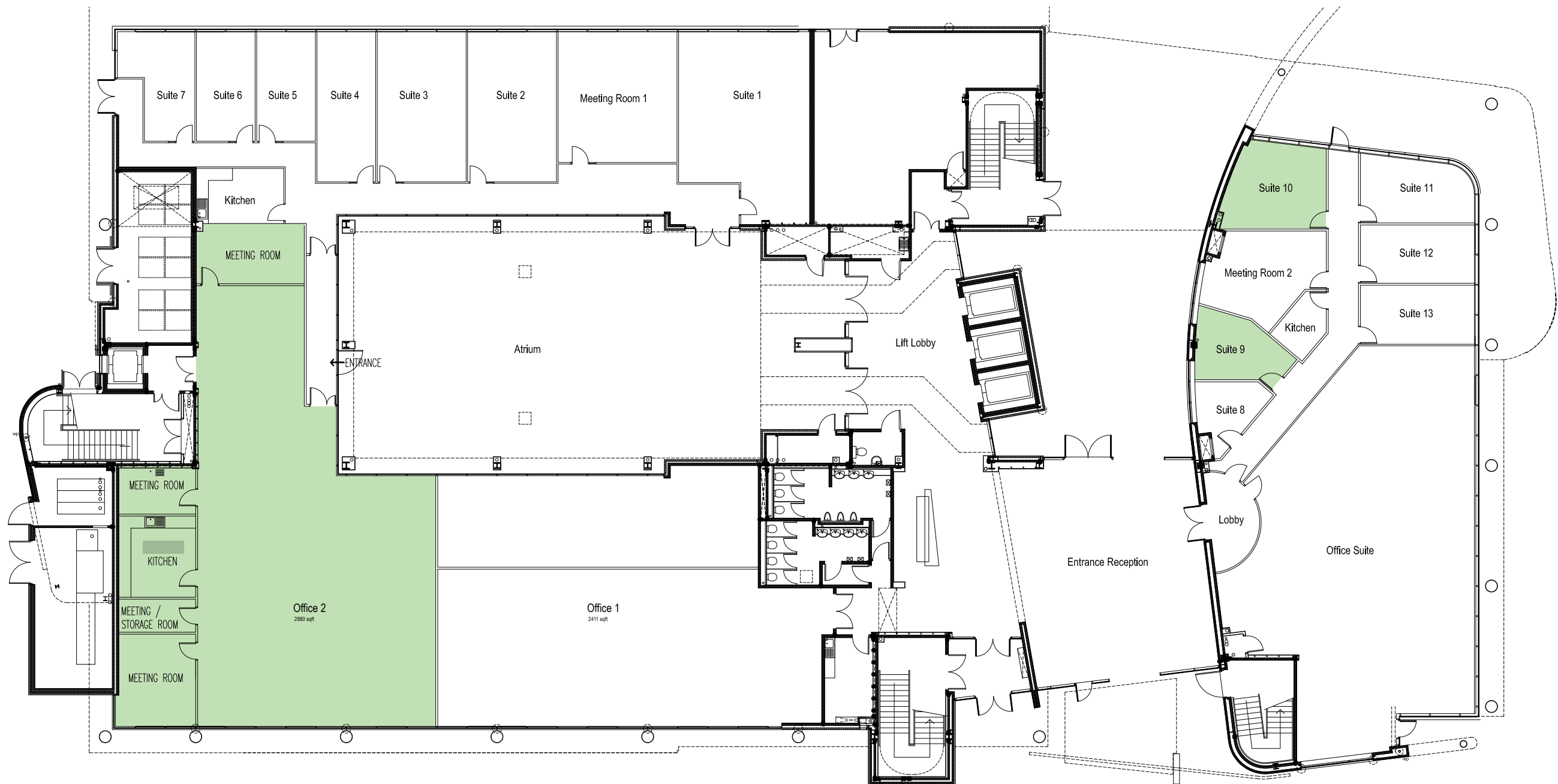
## BUILDING FEATURES

- Shower facilities
- Fully accessible raised floors (150mm clear Void)
- LG7 Lighting
- 3 passenger lifts
- 4-pipe fan coil air conditioning
- CCTV surveillance
- Impressive double height reception
- Suspended ceilings
- Dedicated bicycle racks
- Internal atrium
- Secure on-site parking at a ratio of 1:500 sq.ft
- Refuse recycling collection service
- Male, female and accessible WC facilities
- 24 Hour security & building manager service
- Ultra fast wireless WIFI broadband between 10MBps and 2GBps or traditional copper and fibre services
- On-site cleaning service and maintenance
- Meeting room facilities with digital screens and refreshments

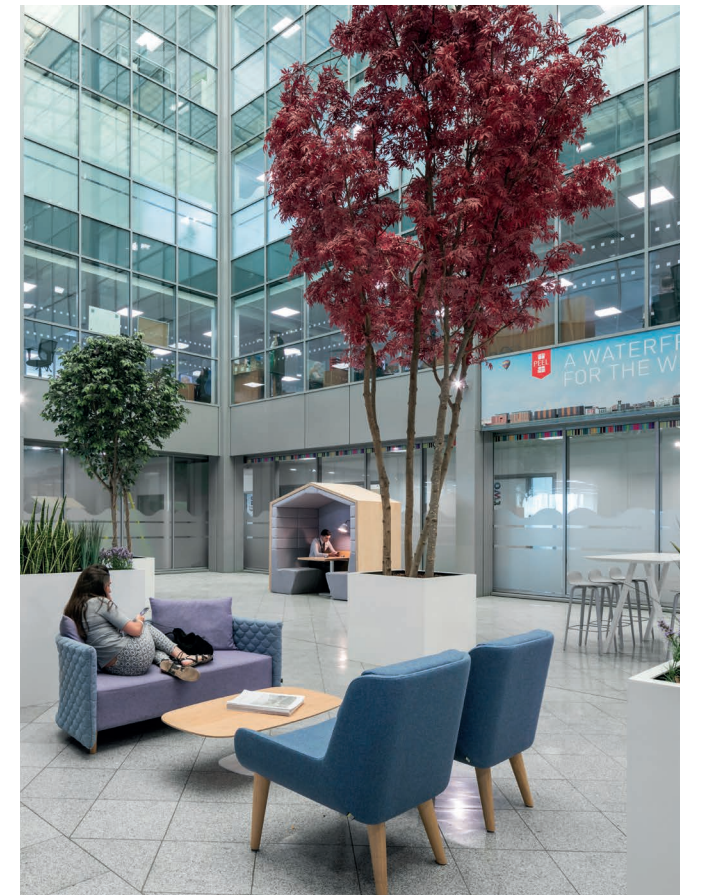
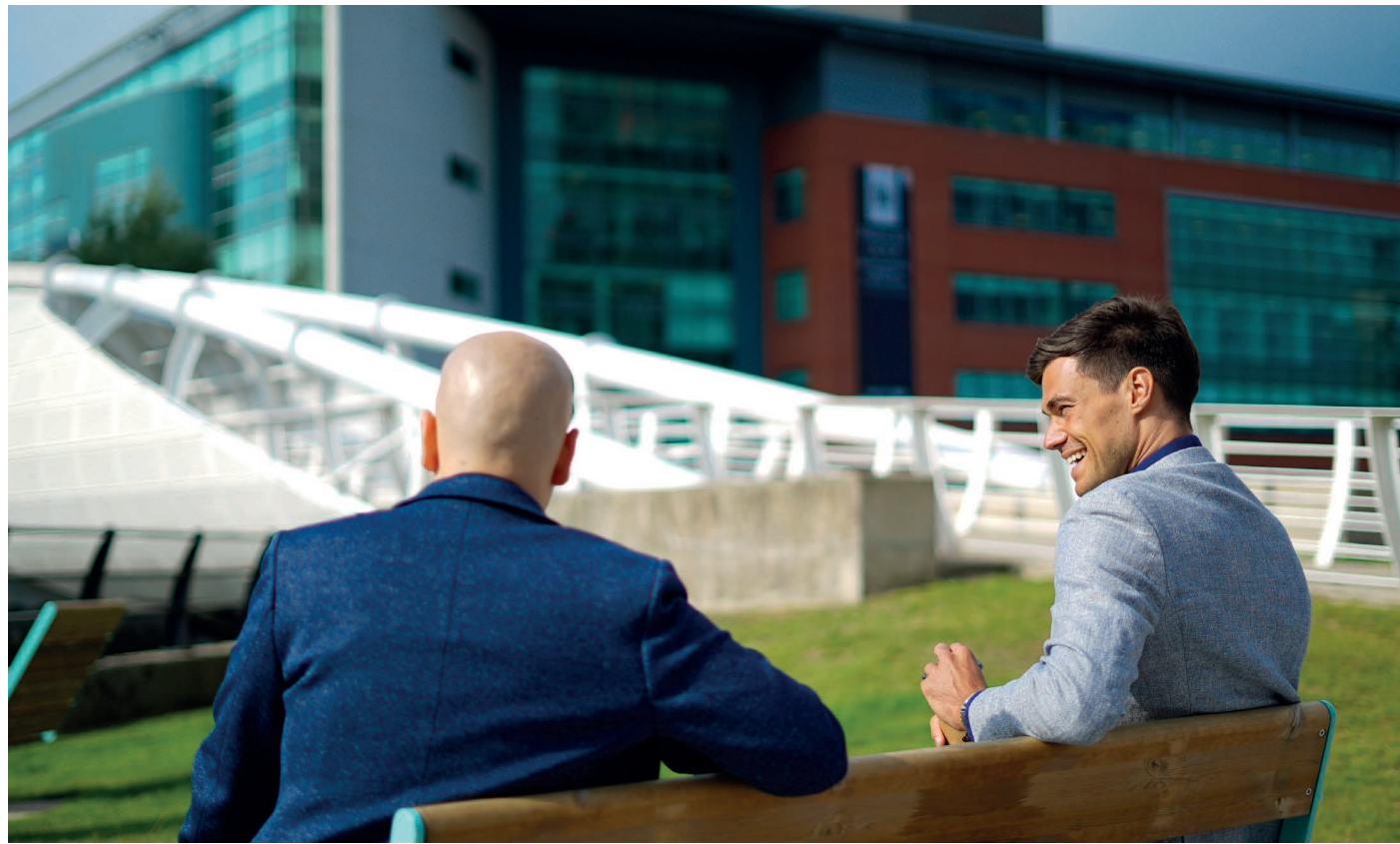


# FLOOR PLAN

**CURRENT AVAILABILITY**  
SUITE 9 – 162 SQ FT (15 SQ M)  
SUITE 10 – 229 SQ FT (21.2 SQ M)  
OFFICE 2 – 2,880 SQ FT (267.5 SQ M)











THE QUAY, NO12 PRINCES DOCK,  
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