



DISCOVER

THE SPINE



Paddington
Village

Brought to you by



Liverpool
City Council



CBRE



THE SPINE^{LD}

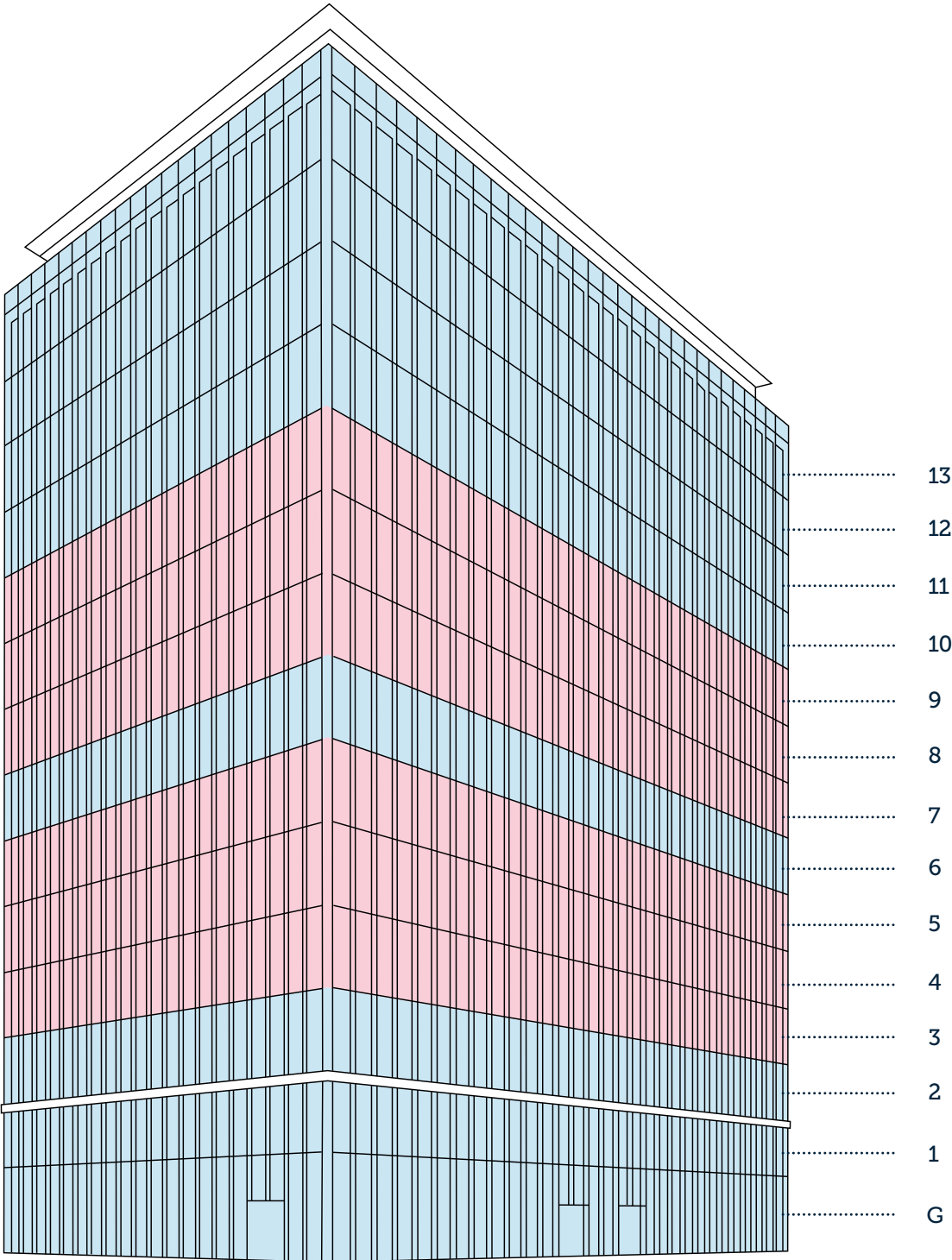
One of the world's healthiest buildings

The Spine, a brand new £35m Grade-A office building, at the heart of Paddington Central, is one of the healthiest workspaces for mental and physical wellbeing in the UK. The 14-storey, 160,000 sq ft building is not only one of the first in the UK to achieve a Platinum WELL Standard Certification but is also one of the most intelligent and showcases best-in-class building connectivity.

Taking its name from the striking staircase on its north elevation that resembles human vertebrae, the Spine boasts internal biophilia including sky gardens, complete with high-oxygen producing plants, a fine dining restaurant available for private hire, a large bicycle and shower facility and undercroft car parking for 50 spaces, with five electric charging points. The building also houses conference and events space which are available for private or commercial hire.

- WELL Certified
- BREEAM "Very Good"
- District heating
- Solar control glazing
- Finished floor to ceiling height 3.0m or 4.0m if choosing an exposed soffit fit-out
- Full accessible raised floors (150mm clear void)
- LED light fittings
- 6 no 17 person passenger lifts + 1 dedicated goods lift
- Air conditioning designed to an occupational density of 1:8sq.m





THE SPINE

FROM THE BOTTOM UP

Designing a new building is no easy task. It not only needs to be innovative, iconic and inviting but it also needs to be complementary to its occupiers and environment. That's why, when it comes to the Spine, we haven't settled for anything less than world class.

As you enter the building there is a shared public area, complete with a warm welcome, living wall, café and an informal tiered events space, perfect for seminars and presentations.

The building also benefits from 74 bike spaces, showers, a drying room and undercroft parking.

Each of the floors, which are all c. 11,550 sq ft, have extra high ceilings, advanced air purification, district heating systems and floor-to-ceiling glazing, offering some of the best views of the city centre and waterfront.

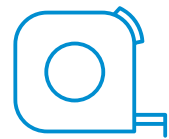
The top floors are home to the Royal College of Physicians (RCP) and there is an internal sky garden, complete with high-oxygen producing plants and a conference centre and fine dining restaurant available for private hire.

Pre-Let	Available
The Royal College of Physicians:	Third: 11,991 sq ft (1,114 sq m)
Ground: 5,174 sq ft (480 sq m)	Fourth:* 11,896 sq ft (1,105 sq m)
First: 7,878 sq ft (732 sq m)	Fifth: * 10,612 sq ft (986 sq m)
Second: 12,000 sq ft (1,115 sq m)	Seventh: 11,867sq ft (1,102 sq m)
Tenth: 11,865 sq ft (1,102 sq m)	Eighth: 11,882 sq ft (1,104 sq m)
Eleventh: 10,578 sq ft (983 sq m)	Ninth: 11,882 sq ft (1,104 sq m)
Twelfth: 11,821sq ft (1,098 sq m)	
Thirteenth: 10,574 sq ft (982 sq m)	*Floor 4 & 5 can be connected by an internal staircase
Clatterbridge Cancer Hospital:	
Sixth: 11,884 sq ft (1,104 sq m)	

SPACE

THAT WORKS FOR YOU

SAMPLE LAYOUT



TOTAL SQ FT:
11,882

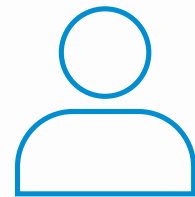
WORK
STATIONS

128



HOT DESK
STATIONS

YES



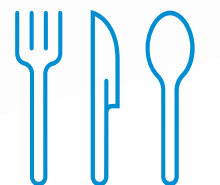
OCCUPANCY-
DENSITY:

1:8



MEETING
ROOMS 5

KITCHEN/
DINING
2 SPACES



HEALTHY

BUILDINGS

With health and wellbeing being placed at the heart of the workforce, we have designed the building to recognise our responsibility in helping to address this.

Light

- Full Height windows to ensure there is both good daylight, views and an organisational approach where every workstation can be within 7.5m of the facade - stimulate circadian rhythm.

Air

- Stay ahead of BCO and CIBSE and ensure the central systems deliver 13l/sec of air – This reduces CO2 to 800ppm which gives 10-20% improvement in cognitive function.
- Additional filtration to the AHUs to ensure the quality of air is better than a typical office – up to 30% of illness/disease in UK is now thought attributable to pollution.

Thermal Comfort

- Ability to have a variation in temperature across the floor – the human body can vary slightly in temperature and a single temperature is not natural.

Movement

- Stairs in the entrance are a visual reminder to encourage physical movement wherever possible.

Nourishment

- WELL Certified Ground floor cafe that encourages healthy eating in staff.

Sound

- Careful consideration of acoustics will aid both concentration and cognitive function.

Materials

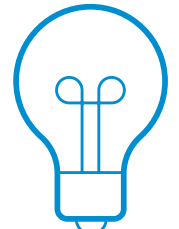
- Natural Materials used extensively in the entrance and reception.
- Low VOC materials – Keep things like formaldehyde to a minimum.
- Materials specified that are easy to clean – reduces use of strong detergents.



FITNESS



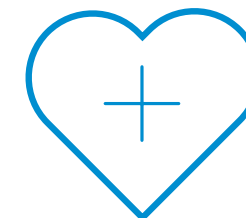
WATER



LIGHT



COMFORT



NOURISHMENT



AIR

A BUILDING

DESIGNED FOR ALL ITS OCCUPANTS

- The Spine focuses on the importance of inclusivity, diversity and wellness for its occupiers – the design considerations go beyond the norm.
- Larger disabled toilets for motorised chairs, ground floor changing places room, space/charging for mobility scooters in the undercroft car park.
- Considerations for neurodiversity and partial sightedness - reducing brightness, improving colour contrasts, calming colours, colour coded floors.
- Accessibility of the building and the external spaces provide the best possible working environment for all.
- Novotel Paddington Village will be the only hotel in the North West to have a tracked hoist in its bedrooms.
- MSCP has oversized ground floor ceiling height for Motability vehicles.



OCUPIERS WITH AN

INTERNATIONAL REPUTATION

THE ROYAL COLLEGE OF PHYSICIANS

Founded in 1518 by a Royal Charter from King Henry VIII, the Royal College of Physicians of London is the oldest medical college in England and continues to this day to play a pivotal role in raising standards and shaping public health today.

- Influencing the way that healthcare is designed and delivered
- Promoting good health and leading the prevention of ill health across communities
- Supporting physicians to fulfil their potential

CLATTERBRIDGE CANCER CENTRE

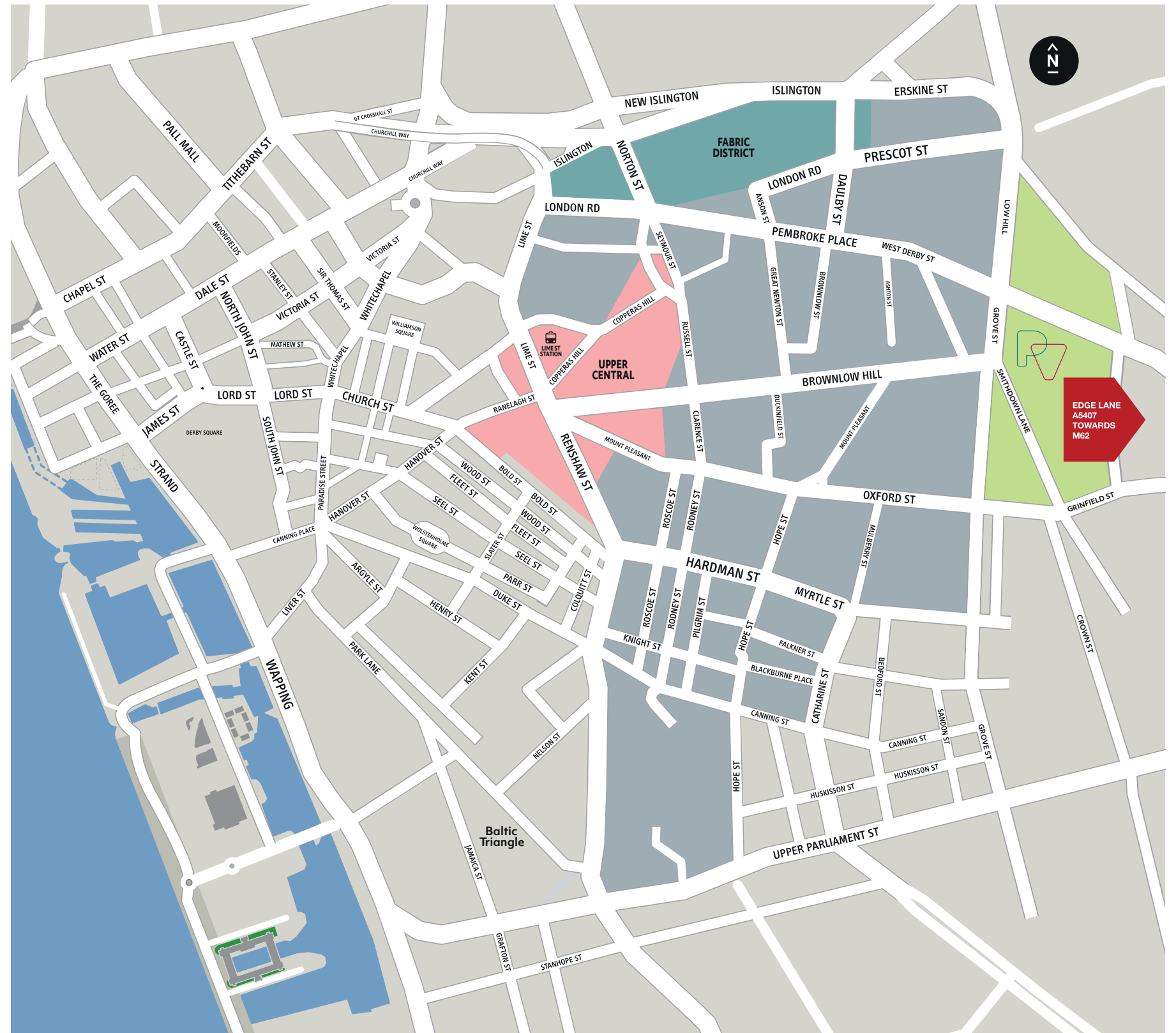
The Clatterbridge Cancer Centre NHS Foundation Trust is one of the UK's leading cancer centres providing highly specialist cancer care to a population of 2.4m people across Cheshire, Merseyside and the surrounding areas including the Isle of Man.

They have three specialist cancer centres in Liverpool's Knowledge Quarter, Wirral and Aintree and also operate specialist chemotherapy clinics in seven of Merseyside's district hospitals and deliver a pioneering Treatment at Home service.



KQ LIVERPOOL

- By taking space at The Spine you would not just be another occupier in a building, you would be a partner in Liverpool's world-leading innovation district – Knowledge Quarter Liverpool (KQ Liverpool).
- What we offer you is not just bricks and mortar – not just an office – but a home, a destination, an environment that people want to be part of and stay part of.
- You would also be at the heart of Liverpool's knowledge community, with direct links to leading institutions and adjacent campuses with in excess of 70,000 graduates.
- Liverpool City Council and KQ Liverpool have developed collaborative working relationships with other key occupiers at Paddington Village and have proven experience and ability to deliver the highest quality commercial buildings.





WORLD-LEADING INNOVATION

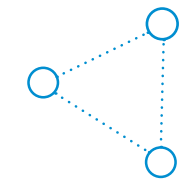
Paddington Village sits at the heart of KQ Liverpool, a 450-acre Innovation District.

KQ Liverpool is home to some of the world's most influential players in science, health, technology, education, music and the creative and performing arts.

By building your new home on Paddington Village, you will have direct access to an unrivalled talent pool of 70,000 graduates every year and will become part of a wider network of science and tech spaces.



**THE HEART
OF THE CITY'S
THRIVING
KNOWLEDGE
ECONOMY**

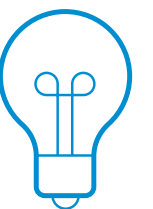


A designated
Innovation
District

450-acre of
space covering
more than half
of Liverpool
City Centre



Home to the
largest cluster of
science, health,
tech and education
in the city region



PANDEMIC RESILIENCE

Liverpool has played a monumental role in the UK's response to the COVID-19 pandemic with the mass testing pilot scheme and the in-person events pilots.

Integral to all of this has been the work done across KQ Liverpool, with our city's world-leading universities playing crucial roles in vaccine trials and our leading academics at the forefront of informing on data and analytics for urgent public health research.





LCR TALENT POOL

CONNECTING YOU
AND OUR GRADUATES
FROM DAY ONE.

LCR Talent Pool establishes the vital link between business and academia. It connects Liverpool's relatively untapped graduates with future investors to create more employment opportunities for recent and future graduates in the Liverpool City Region.

Through KQ Liverpool's universities we can offer partnerships with incoming businesses that would connect you with students from their first year right through to graduation. With options for summer internships and year in industry placements, this can give businesses unrivalled access to the country's best graduates.

For example, a company wanting to access graduates with Sports Science expertise would be linked directly with the Head of Faculty at Liverpool John Moores University.

Shop Direct, for instance, are already using this unique direct talent pipeline by connecting targeted activity at the University of Liverpool, with the roles available with them in Liverpool.

STRENGTH IN CULTURE

Liverpool is a global brand, with music, the creative and performing arts and sports synonymous with the city's international reputation.

One of the things that most differentiates KQ Liverpool from other innovation districts is the richness of the culture that is embedded into the fabric of the place.

Music is undeniably a key part of the KQ Liverpool proposition, with the Liverpool Philharmonic and the UoL Institute of Popular Music located here but it also plays a much wider role in the city.

The creative and performing arts are also at the heart of KQ Liverpool, with the Everyman and Unity theatres and the Liverpool Institute for Performing Arts, which is one of the UK's leading institutions for the creative and performing arts.





THE SPINE

NOVOTEL
PADDINGTON
VILLAGE

HEMISPHERE
(PROPOSED
SCIENCE &
TECH SPACE)

NO. 5
PADDINGTON
VILLAGE
(PROPOSED
RESIDENTIAL)

AVAILABLE
PLOT
(PROPOSED
RESIDENTIAL)

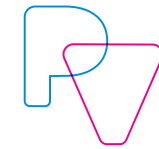
NO. 6
PADDINGTON
VILLAGE
(HEALTH
RELATED
OFFICE SPACE)

RUTHERFORD
CANCER
CENTRE
NORTH WEST

UNIVERSITY OF
LIVERPOOL
INTERNATIONAL
COLLEGE

MULTI-STOREY
CAR PARK

COMBINED
HEAT &
POWER PLANT



PADDINGTON

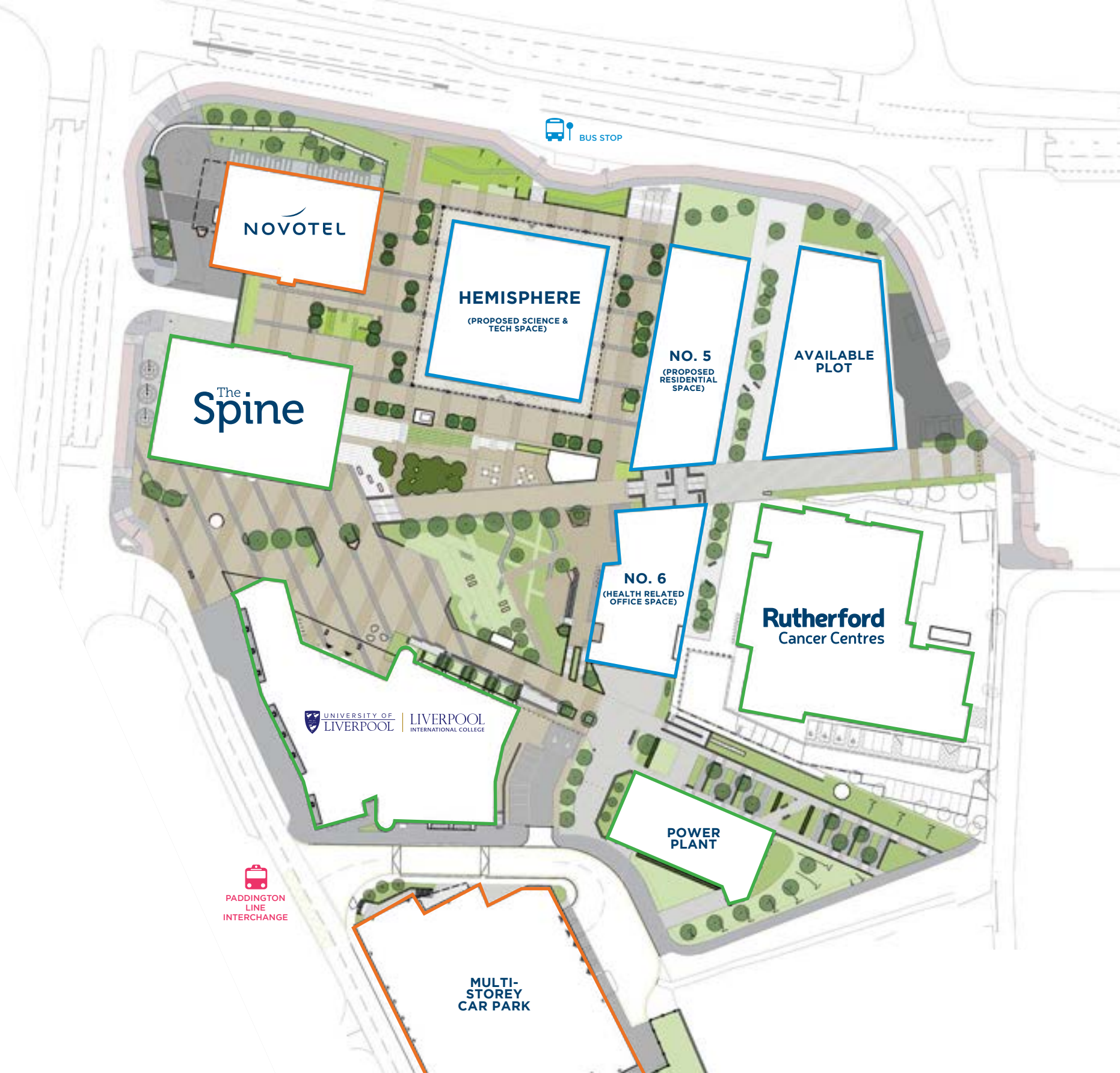
CENTRAL

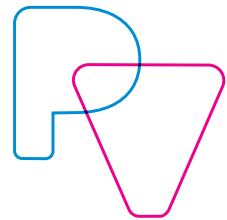
DELIVERING **PADDINGTON** CENTRAL

- All site remediation and infrastructure is in place and complete.
- LCC own 100% of land.
- There is a strategic planning framework (SRF) and 8 detailed planning consents in place.
- Award winning architects and engineers at hand, one of the country's most reputable contractors leading delivery on site.

KEY

On-site Pre-Construction Completed





PADDINGTON

CENTRAL

At Paddington Village, there is a great emphasis on greenspace as a focal point for the development.

Sat in the heart of all the buildings is expansive public realm, filled with trees, green spaces and street furniture, making it the perfect place for people to meet up and relax.

It will also double up as an events space, for anything from farmers markets to concerts, with all of the required infrastructure in place to turn any occasion into a real 'moment'.



UNIVERSITY OF **LIVERPOOL** INTERNATIONAL COLLEGE

University of Liverpool International College recruits and prepares international students for entry into the University of Liverpool's degree programmes.

It is operated through a partnership with Kaplan International – the UK's leading global provider of diverse education and training. Kaplan combines 70 years of educational and learning excellence with leading online learning technologies, award-winning study materials and support from tutors and assessors.

The purpose-built facility, which opened its doors at the start of 2020, enables the University and Kaplan to offer high levels of education and accommodation, whilst providing the young students with the life skills and support they need to succeed.



NOVOTEL

PADDINGTON VILLAGE

When completed in April 2022, the elegant Novotel will be one of the tallest hotels in Liverpool and will become a beacon for Paddington Village and KQ Liverpool.

The new 220 bed hotel is set to include a winter garden, a generous reception foyer and atrium with multi-purpose conference and event facilities, bar, restaurant and executive lounge, fitness suite and meeting rooms.


NOVOTEL





NOVOTEL

PADDINGTON VILLAGE

NOVOTEL

PADDINGTON VILLAGE **CAR PARK**

Opening in July 2021, the new 1,250 space multi-storey car park will not only service Paddington Village but will also meet the demand for parking across the wider Knowledge Quarter.

With a large number of disabled spaces, 12 electric parking bays and bicycle and motorcycle parking over 14 storeys, it could also be used as a park-and-ride hub for workers and visitors alike. Proposals are also in place to create an interchange for the new futuristic transport solution, which will also help to reduce the number of vehicles entering the city centre.

The ground floor also houses a new low-carbon energy centre, which will generate and distribute heat for the whole of the 30-acre Paddington Village site.

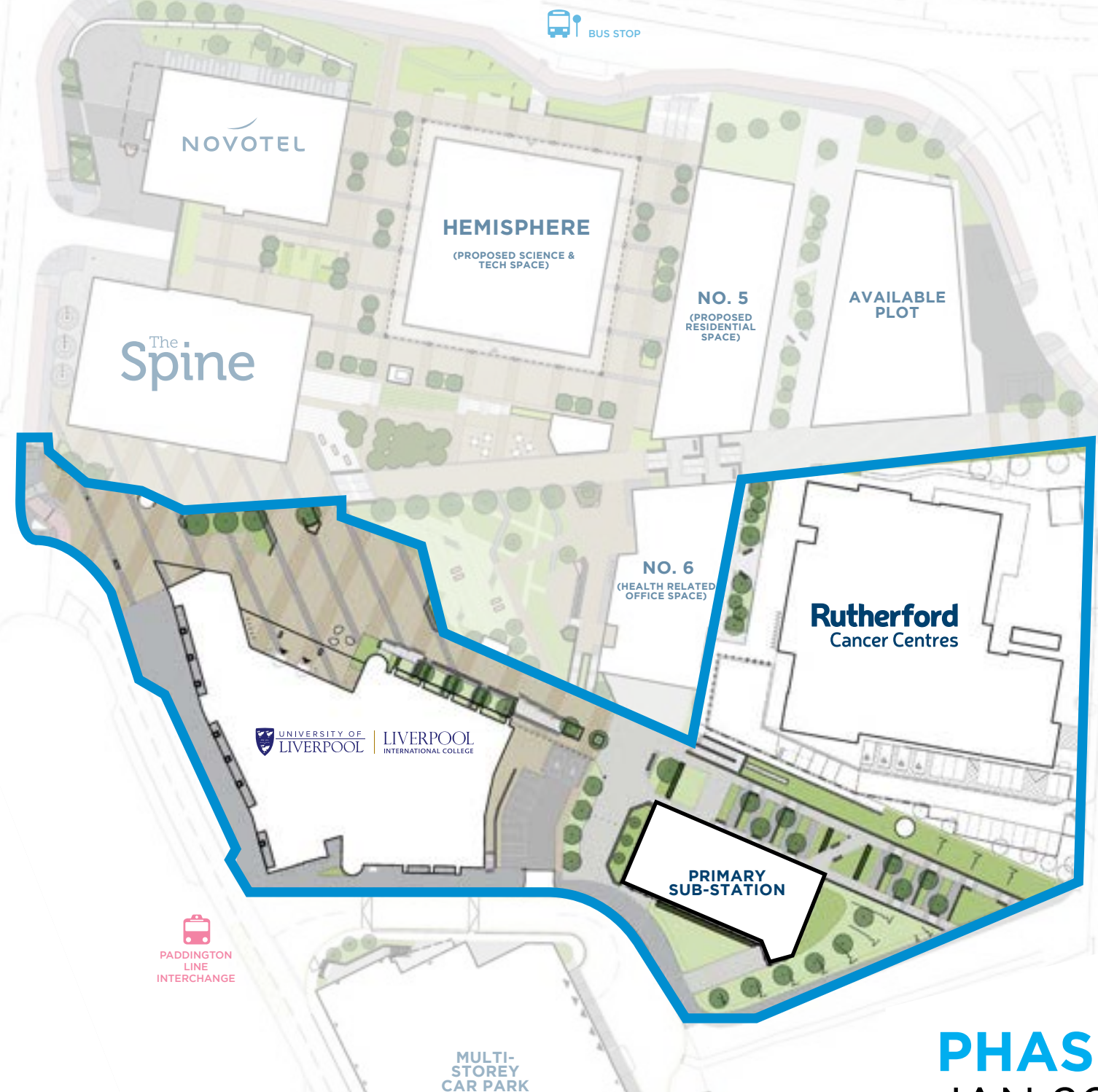


DEVELOPMENT

PHASING

The buildings, public realm and estate management is being undertaken in 7 main phases:

- Phase 1:** University of Liverpool International College and Rutherford Cancer Centre - Opened May 2020
- Phase 2A:** The Spine - Opened May 2021
- Phase 2B:** MSCP - July 2021
- Phase 3:** Novotel - April 2022
- Phase 4:** No.6 Proposed Health Related Office Space - Late 2023
- Phase 5:** HEMISPHERE Proposed Science & Tech Building - Late 2023
- Phase 6:** No.5 Proposed Residential Space - Late 2024
- Phase 7:** Available Plot - Late 2024



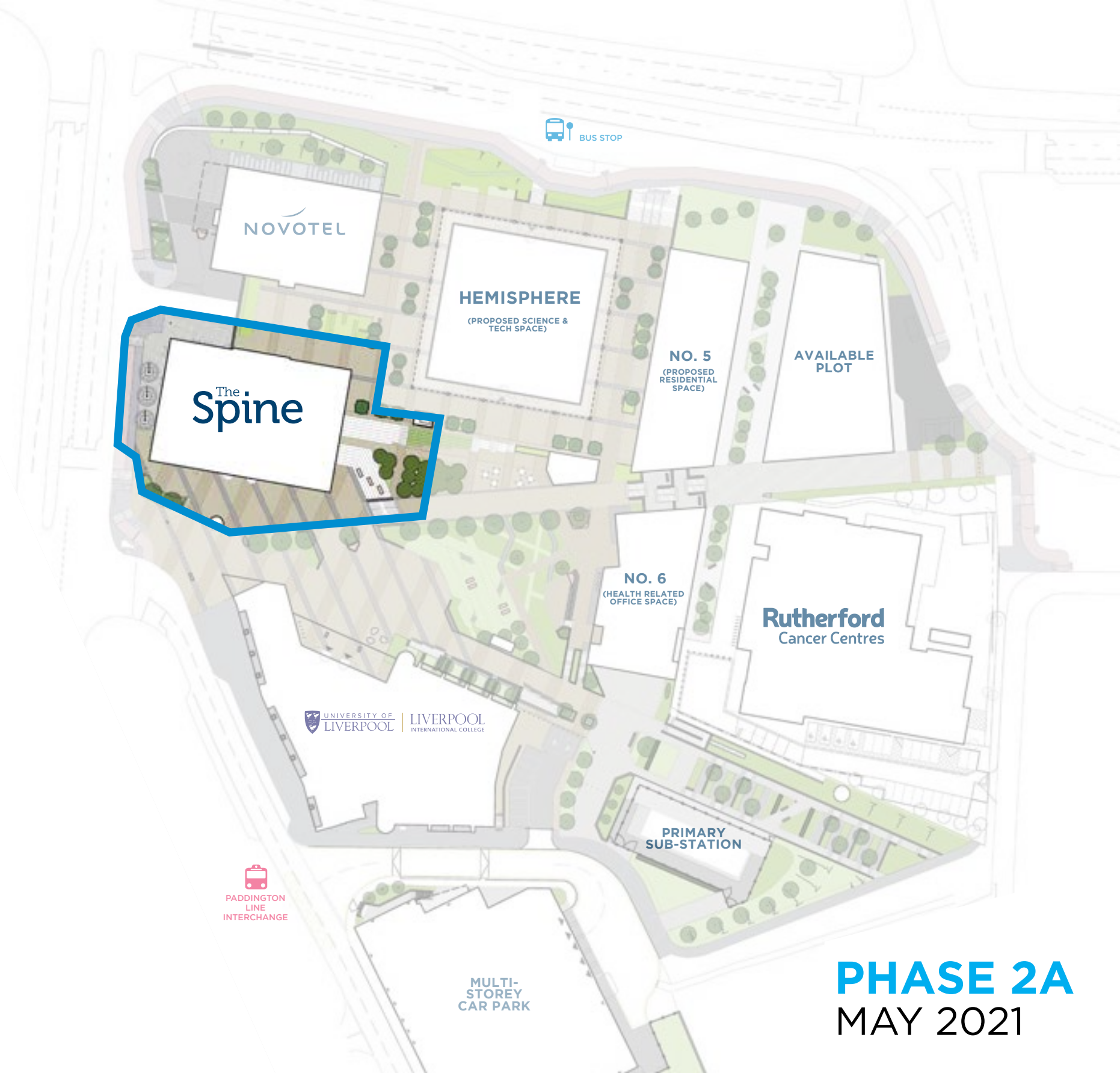
PHASE 1
JAN 2020

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Late 2023
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Late 2024
- Phase 7:** Available Plot -
Late 2024



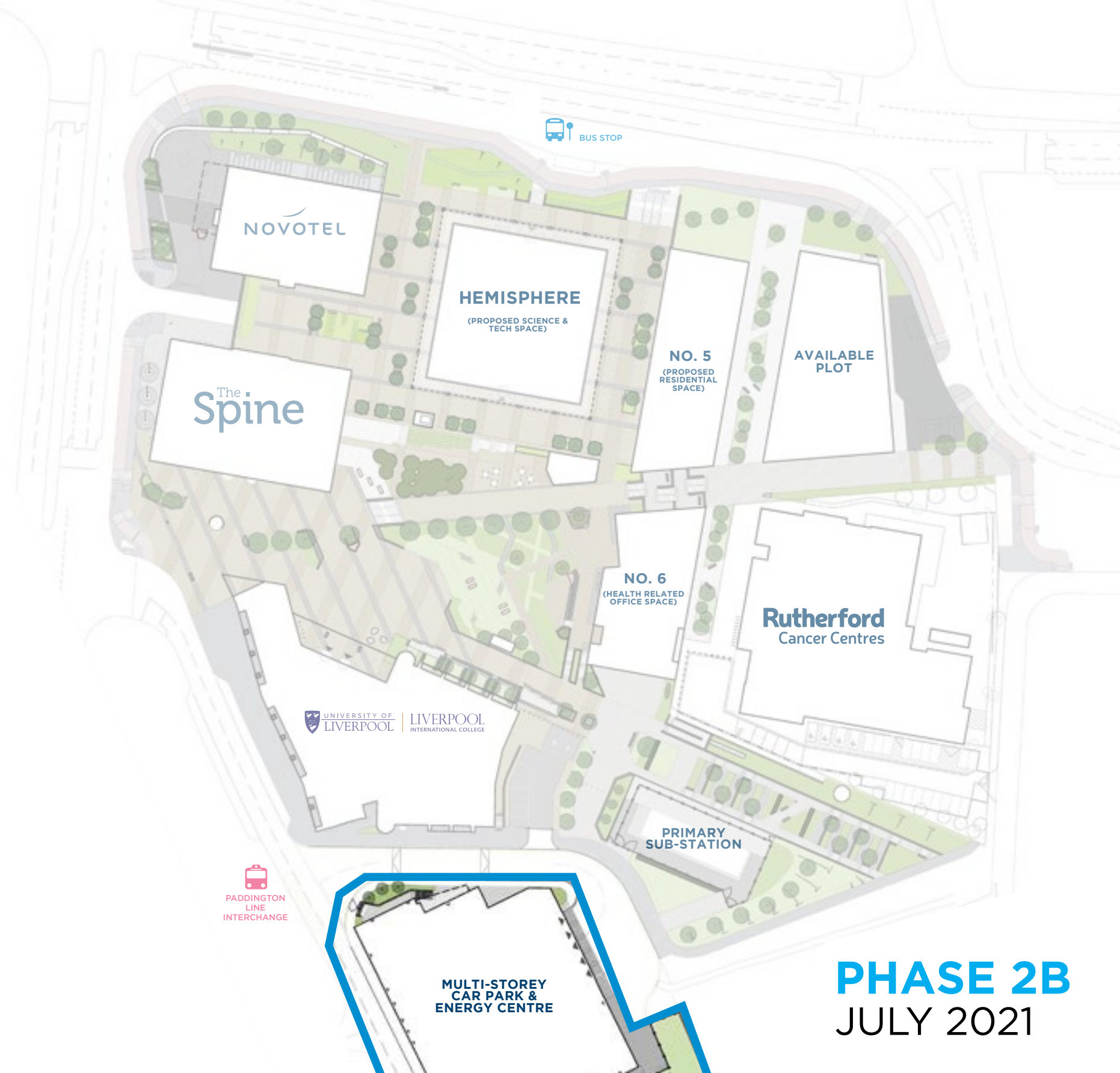
PHASE 2A
MAY 2021

DEVELOPMENT

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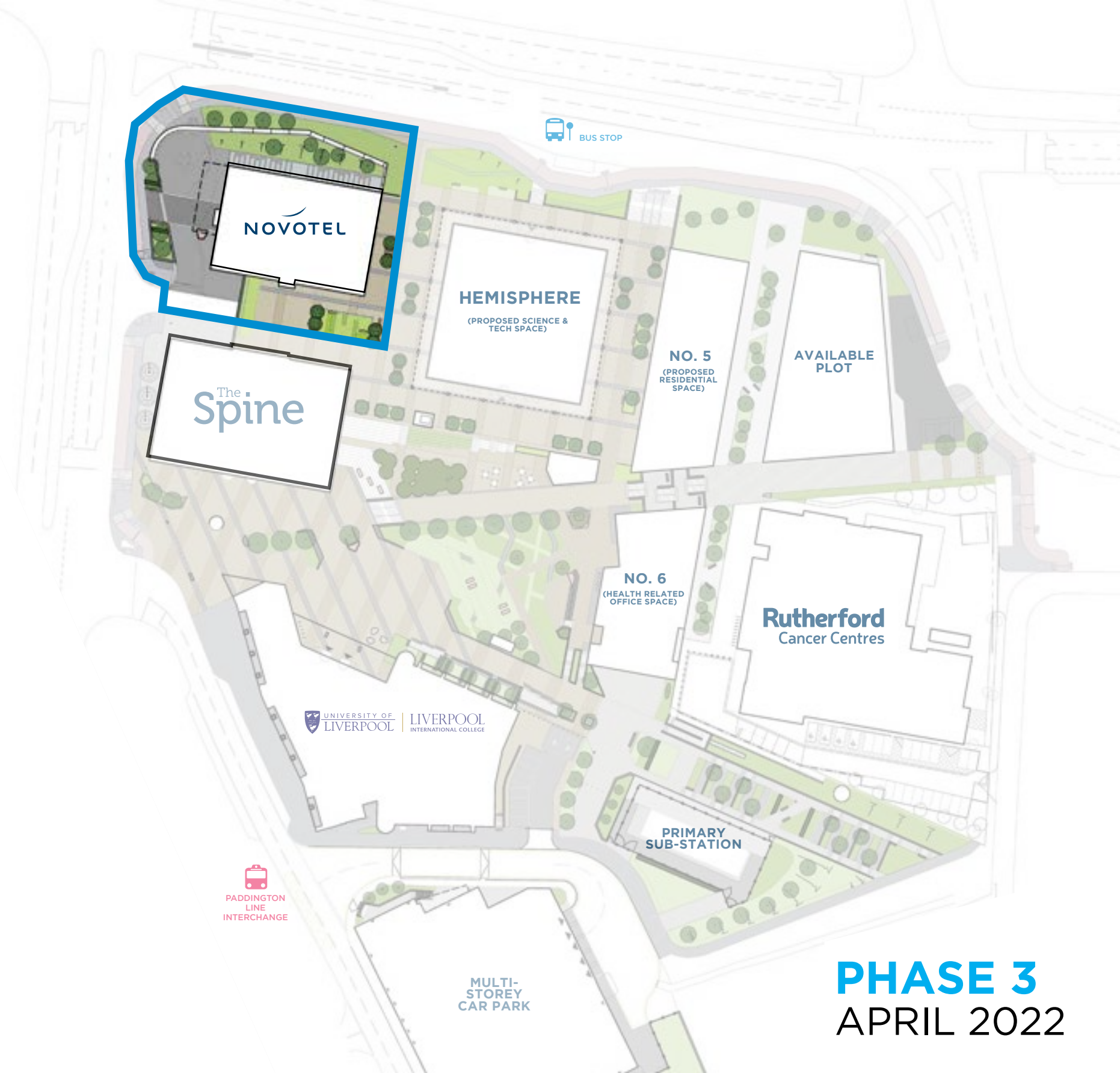
PHASE 2B
JULY 2021

DEVELOPMENT

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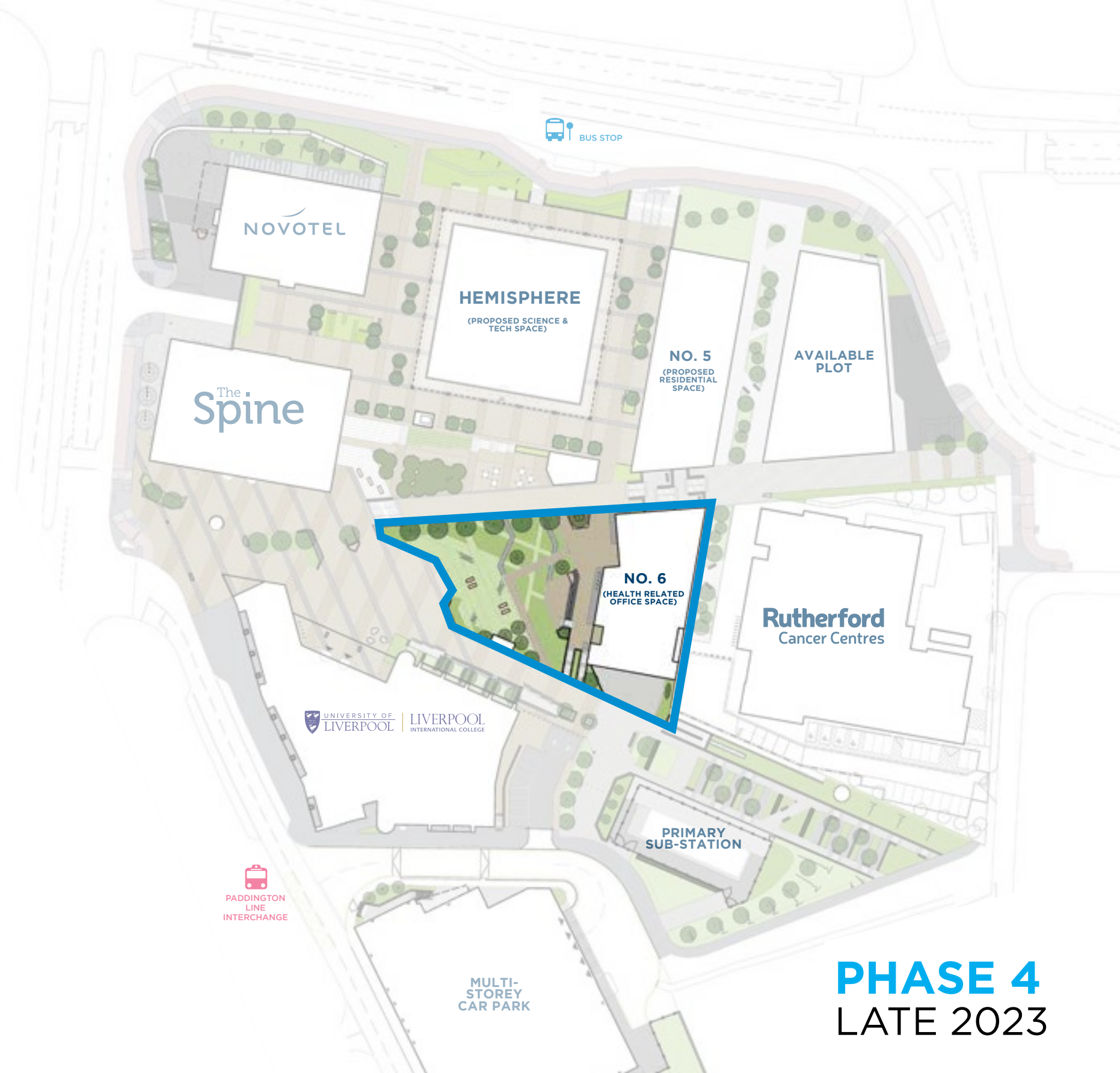
PHASE 3
APRIL 2022

DEVELOPMENT

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Late 2024
- Phase 7:** Available Plot -
Late 2024



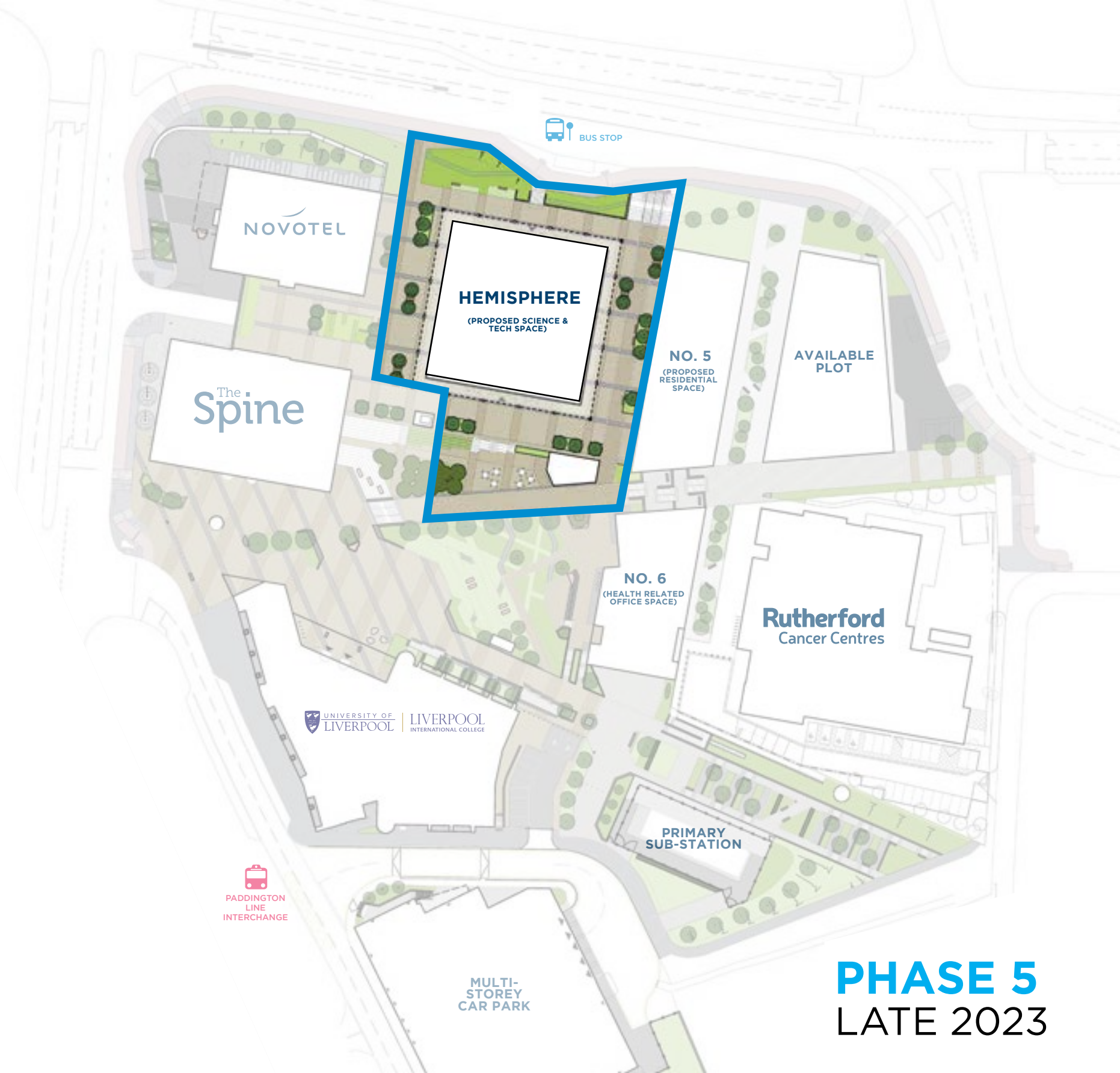
PHASE 4
LATE 2023

DEVELOPMENT

PHASING

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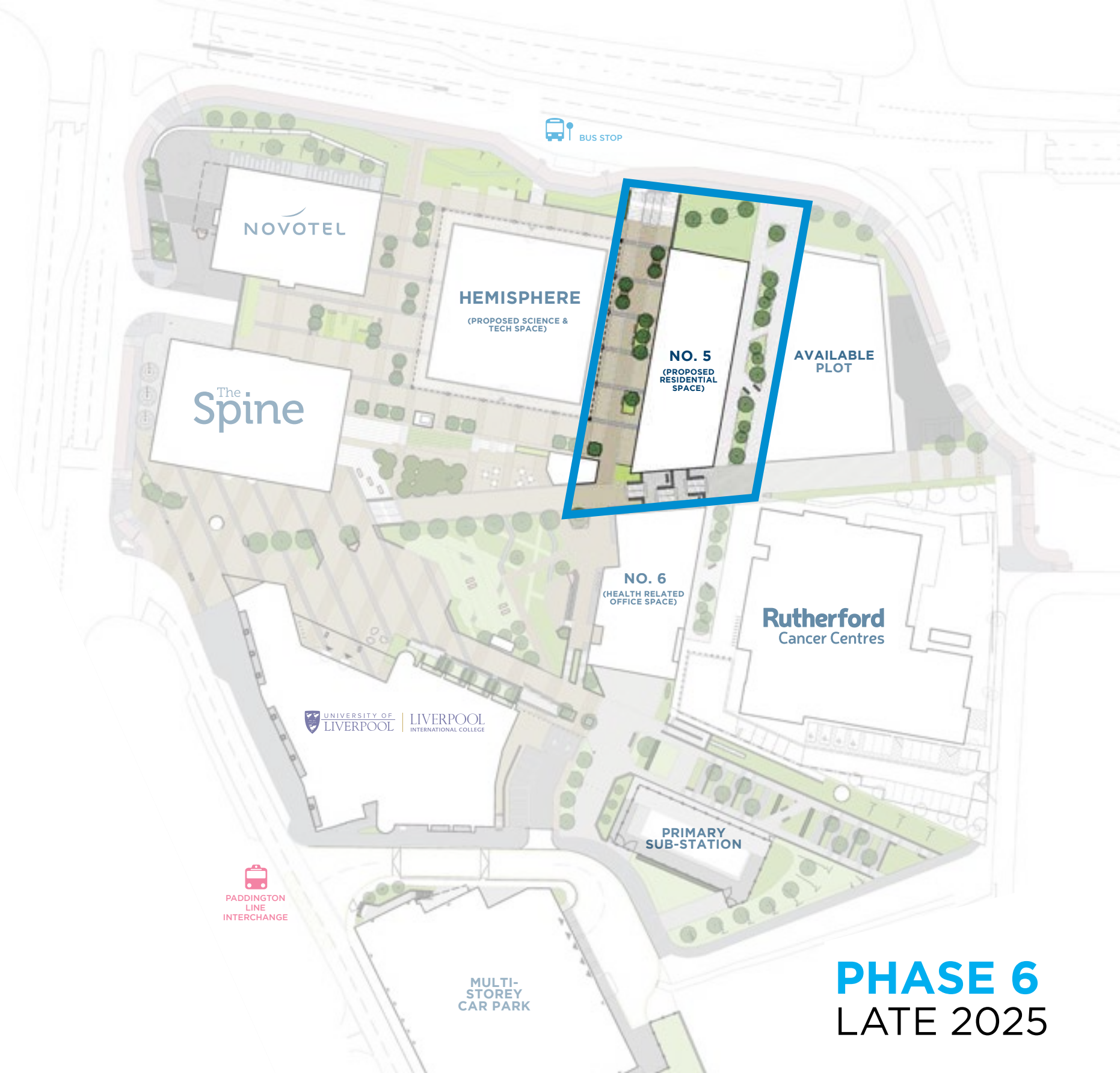
PHASE 5
LATE 2023

DEVELOPMENT

PHASING

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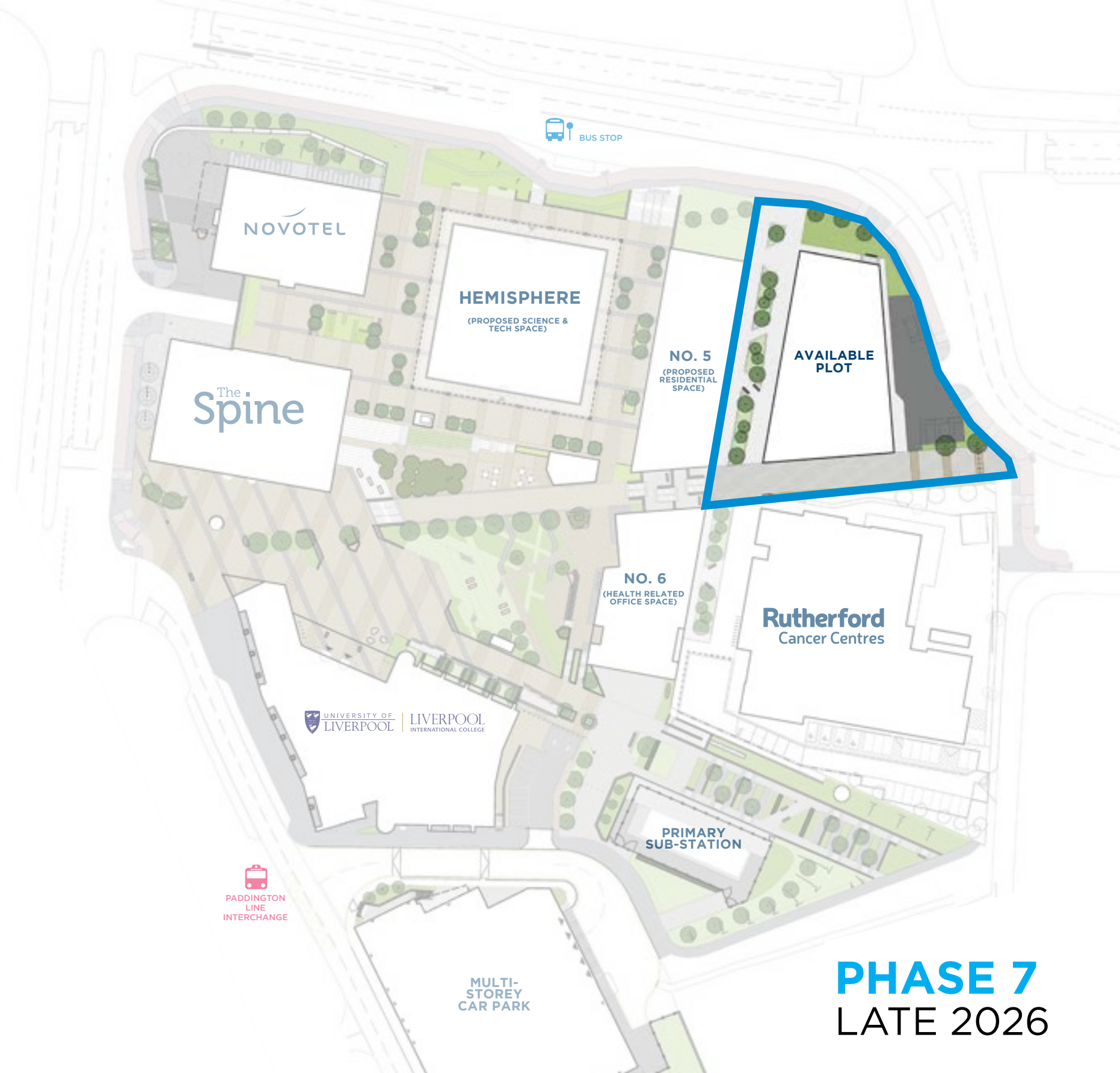
PHASE 6
LATE 2025

DEVELOPMENT

PHASING

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Late 2024
- Phase 7:** Available Plot -
Late 2024



PHASE 7
LATE 2026



LANDLORD

SPECIFICATION SUMMARY

Structure - Concrete frame on a 7.5 structural grid with flat slab construction

Planning Grid - Typical 1.5m planning grid for commercial building throughout

Lifts - BCO compliant with 6 passenger lifts plus a goods service lift

Ceilings - Higher than standard BCO or floor to soffit height if choosing an exposed soffit fit-out.

Occupancy - Planned at 1 per 8 sq m but can also accommodate 1 per 6 sq m with minor modifications

Fire - Fire strategy based upon 1 person per 6 sq m

WCs - BCO and code complaint WCs for 1 person per 8 sq m

Parking - Some provision in the undercroft with direct access to stairs and lifts

Bicycles - 180 bicycle secure spaces provided in the undercroft

BREEAM


BREAM Very Good

epc

EPC Rating B



Well Standard Platinum

A nighttime photograph of the Liverpool city skyline, featuring modern glass-fronted buildings and a historic church spire, all reflected in the calm water of a harbor. The scene is illuminated by city lights, creating a vibrant blue and white color palette.

Liverpool has regenerated and transformed itself into a world-class destination with a dynamic reputation.

A CITY OF **AMBITION AND OPPORTUNITY**

- Liverpool is the UK's fifth largest city with a population of 1.52m and a global reputation for business, culture, people and knowledge.
- Liverpool is a world-class visitor and business destination.
- Fast growth and productivity - 5% growth in 2019 - well above 3.5% national average.
- With two international airports within a 45-minute drive and a high-speed rail service to London in two hours, it has never been easier to reach Liverpool.



A WORLD-CLASS
CITY WITH AN

INTERNATIONAL BRAND

- The most successful Capital of Culture to date, acting as a catalyst for investment and development within the city region.
- Liverpool has a unique International Brand and Global Reach, with a rich cultural offering.
- Liverpool's talent base is a huge asset – 6 million population within a 1-hour commute and over 70,000 graduates per year.
- World-leading in creative, digital, health and life-science sectors, with world leading institutions and research.
- Promoting quality in all our developments – quality architecture and buildings, quality working environment, highest quality places and attracting the highest quality occupiers to the city.
- Cost effective – competitive salaries and office markets, high-quality affordable housing offer, with coastal living and great choice of performing schools across the City Region.

PLACEMAKING

Successful placemaking begins and ends with people.

- CBRE placemaking team instructed to provide a comprehensive estate strategy
- Fully curated programme of activation, events and innovation, setting Paddington Village apart from the competition
- Creating Paddington Village into a vibrant and highly desirable destination

There are four key themes within the strategy:

EXPERIENCES

- Film screenings
- Pop-up performances
- Public art
- Pop up food

COLLABORATION

Placemaking strategy is informed by community engagement and collaboration:

- Local community events
- Primary school visits
- STEM skills training

SUSTAINABILITY

Social inclusion and health and well-being will be in Paddington Village's DNA:

- CSR and community strategy
- Fitness classes
- Running groups
- Meditation/yoga/pilates
- Blood donation truck
- Nominated site charity partner
- Bee hive scheme

INNOVATION

Developing a digital ecosystem through a smart community:

- Occupier committee
- Business breakfasts
- TedX talks
- Corporate showcases



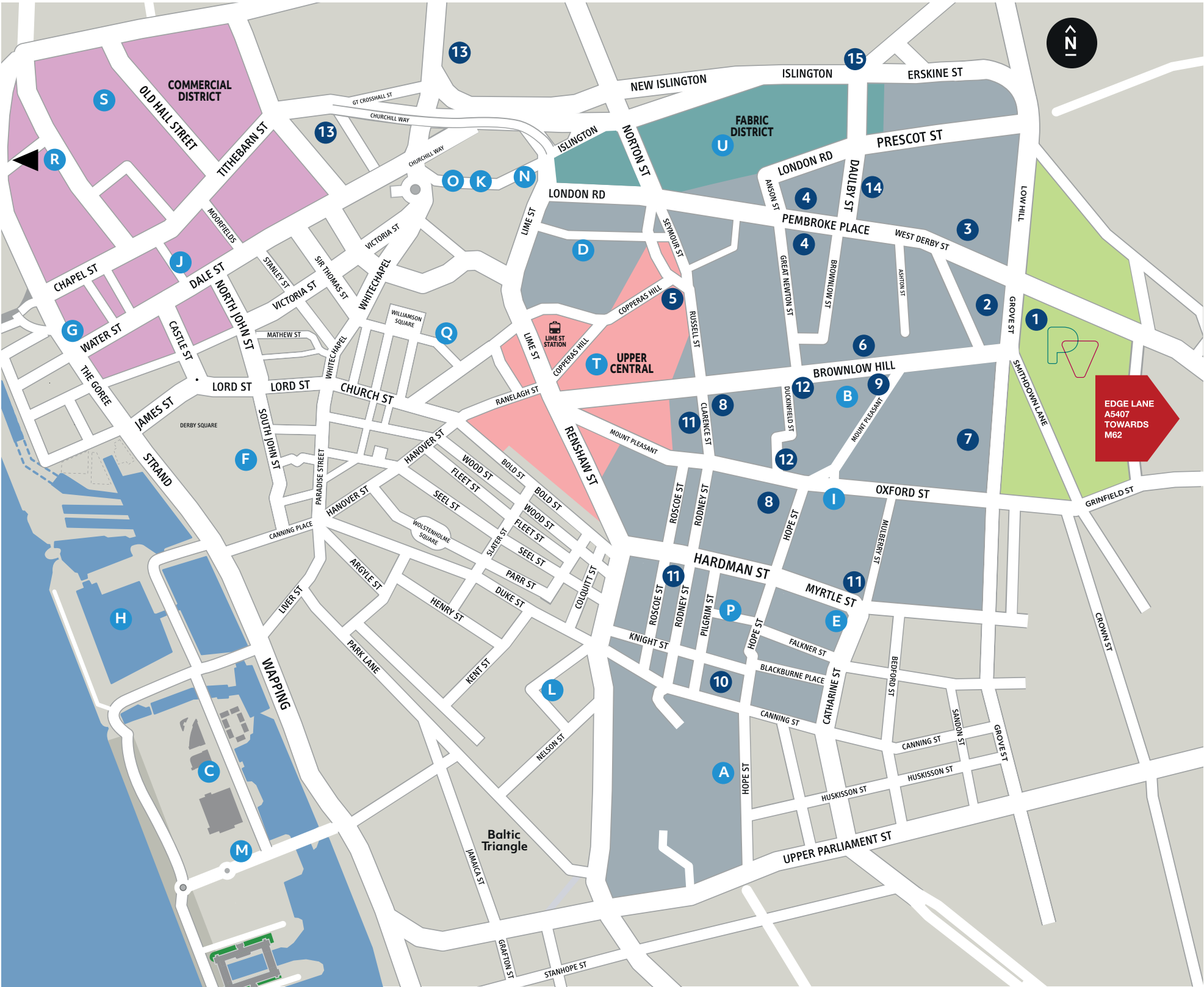
KEY LOCATIONS

Key sites and buildings

- 1 The Spine
- 2 The University of Liverpool Health & Life Sciences Campus
- 3 The Royal and Clatterbridge Hospitals
- 4 Liverpool School of Tropical Medicine
- 5 Sensor City
- 6 The Victoria Gallery and Museum
- 7 Materials Innovation Factory
- 8 Liverpool John Moores University, Mount Pleasant Campus
- 9 University of Liverpool, The Foundation Building
- 10 Liverpool Institute for Performing Arts (LIPA)
- 11 City of Liverpool College
- 12 Liverpool Science Park
- 13 Liverpool John Moores University, City Campus
- 14 Liverpool Life Sciences Accelerator
- 15 Liverpool Hope University, Creative Campus

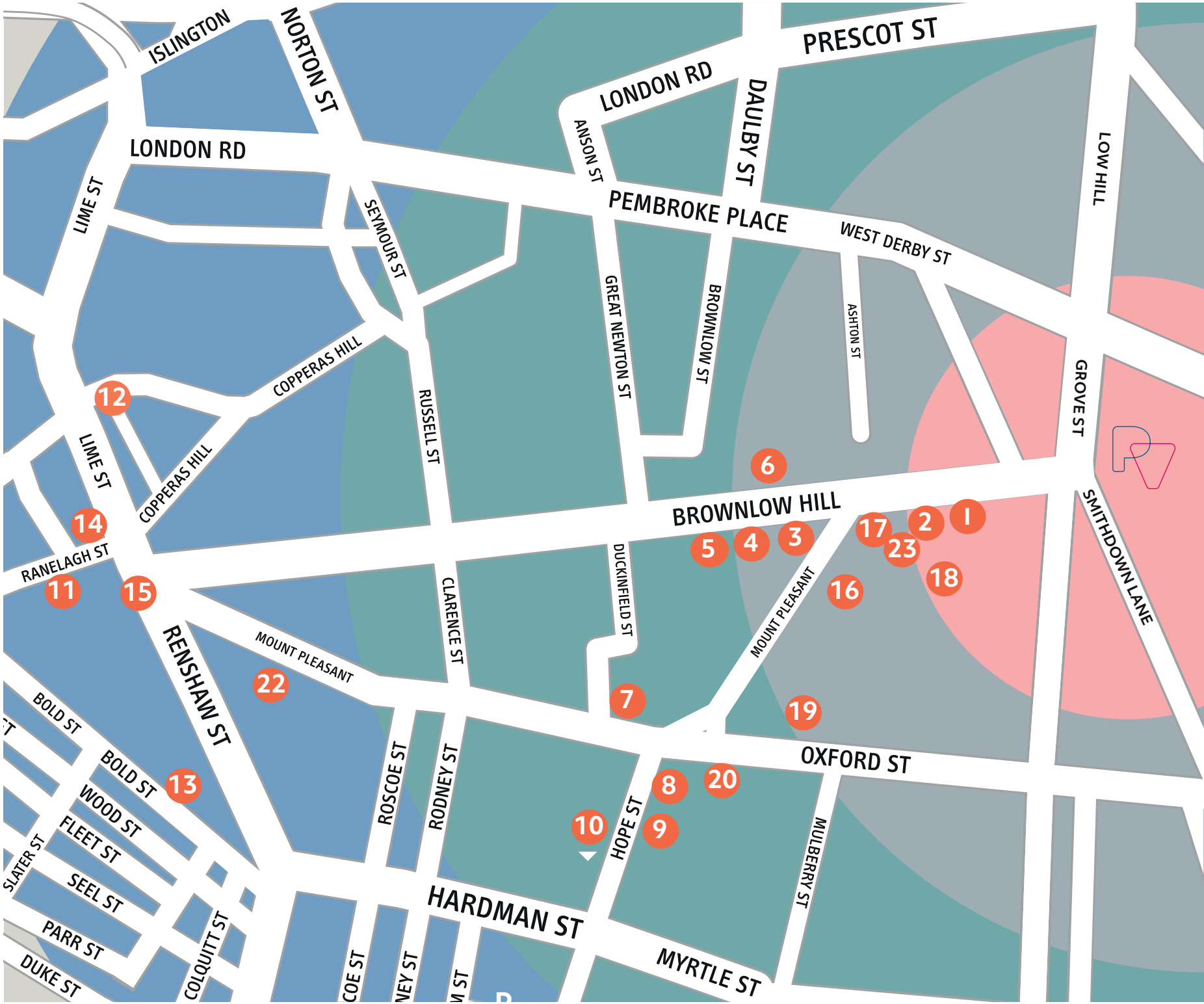
Places of interest

- A Liverpool Cathedral
- B The Metropolitan Cathedral
- C M&S Bank Arena & Convention Centre
- D Lime Street Station
- E Liverpool Philharmonic
- F Liverpool One
- G The Royal Liver Building
- H Albert Dock
- I Everyman Theatre
- J The Town Hall
- K Central Library
- L China Town
- M Exhibition Centre Liverpool
- N Walker Art Gallery
- O The World Museum
- P Unity Theatre
- Q Liverpool Playhouse Theatre
- R Liverpool Waters
- S Commercial District
- T Upper Central
- U Fabric District



LOCAL AMENITIES

- | | |
|---------------------------|----------------------------------|
| 1 Subway | 13 Bold Street |
| 2 Caffé Nero | 14 McDonalds |
| 3 Costa | 15 Pure Gym |
| 4 Greggs | 16 Starbucks |
| 5 Tesco Express | 17 Barclays Bank |
| 6 The Waterhouse Café | 18 Santander Bank |
| 7 Land (LSP) | 19 UoL Sports and Fitness Centre |
| 8 Everyman Theatre & Café | 20 ATM |
| 9 Pen Factory | 21 Tesco Express |
| 10 Hope Street Hotel | 22 Post Office |
| 11 Central Station | 23 Post Office |
| 12 Lime Street Station | |



Walking distances 2 mins 5 mins 10 mins 15 mins

CONNECTIVITY

Paddington Village is the only development site in the city region that is within walking distance of the city's main train stations - Lime Street and Central Station.







The site sits on the eastern gateway to the city and is a short drive away from all of the main arterial motorway routes. What's more, the new multi-storey car park will act as a park-and-ride facility for the wider city, with ample electric charging points and accessible bays.

Plans are also in place to implement the Paddington Line/Lime Line - a new rapid transit 'trackless tram' system - connecting Paddington Village to the main train stations and retail core.

Lastly, the wider Merseyrail network also provides an underground system – bringing 6 million commuters, directly into the heart of the city from Chester, Wirral, Southport and Warrington.



GETTING AROUND

	LIVERPOOL ONE 10 MINUTES	WATERFRONT 24 MINUTES
	M 5 3 11 MINS	M 6 2 8 MINS
	LIVERPOOL AIRPORT 35 MINS	MANCHESTER AIRPORT 60 MINS
	MANCHESTER 45 MINS	BIRMINGHAM 2 HOURS
	MANCHESTER 30 MINS	LONDON 2 HOURS
	CENTRAL EUROPE 2 HOURS	EAST COAST USA 8 HOURS



WHY **PADDINGTON** VILLAGE

- A key development site within KQ Liverpool, a world-leading innovation district.
- Access to university graduates, innovation and academics through the KQ Liverpool partnership.
- Part of a growing eco-system of innovative science and tech start-ups and SME's including at those at Liverpool Science Park.
- A true destination, with the end user experience at the forefront of design.
- Close to Lime Street and Central Stations.
- Future rapid transport link to the main stations and retail district.
- Site well underway, with over half already developed.
- Fully activated and curated ground floors engaging your employees and improving talent attraction and retention.
- World-class landscaping and public realm, with an emphasis on cycling and walking.



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Thank you.

