

BLOSSOM TREE



WORTHINGTON
OWEN.

CONTEMPORARY
REFURBISHED OFFICES

THE
PORT OF LIVERPOOL
BUILDING

AVAILABLE FROM LATE 2023

www.portofliverpoolbuilding.com



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THE PORT OF LIVERPOOL BUILDING

EXECUTIVE SUMMARY

Blossom Tree are undertaking a sympathetic refurbishment of the vacant office space within The Port of Liverpool Building to provide contemporary, high quality CAT A office space yet retaining the character and original features of this magnificent building.

The scheme has been designed to cater for forward-thinking businesses seeking premium space for between 5 to over 100 employees. In addition to the office space, the scheme will provide a range of exclusive amenities in terms of breakout spaces, kitchens and meeting room facilities.

This impressive landmark location has everything you need to run your business in comfort and style, including breakout areas, on-site parking, concierge desk, river view suites, onsite facilities and many more benefits.

OFFICE SPACES AVAILABLE FROM
300 SQFT TO 15,000 SQFT

RIVER VIEW SUITES AVAILABLE

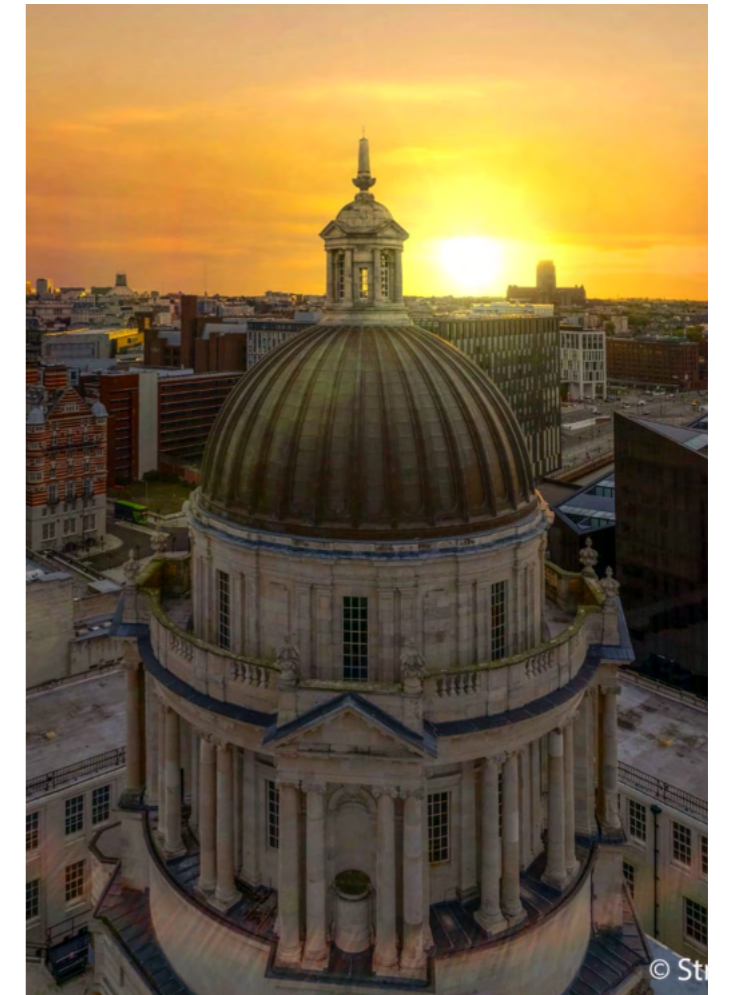
LIVERPOOL'S FIRST ICONIC GRACE



Inspired by an unused design from the Liverpool Anglican Cathedral, Sir Arnold Thornley and F.B Hobbs designed The Port of Liverpool in collaboration with Briggs and Wolstenholme. It was designed in an Edwardian Baroque style, which Thornley and Hobbs introduced the grand central dome that is now a statement part of the building. It is a Grade II* listed building and was the first of the three graces to be built.

Inside the building, you will see the gorgeous stained glass windows scattered around the building with names of the countries that had once used the port.

The Port of Liverpool Building is the most iconic of the three graces and expresses importance to Liverpool's history, especially being the center of the city's roots.





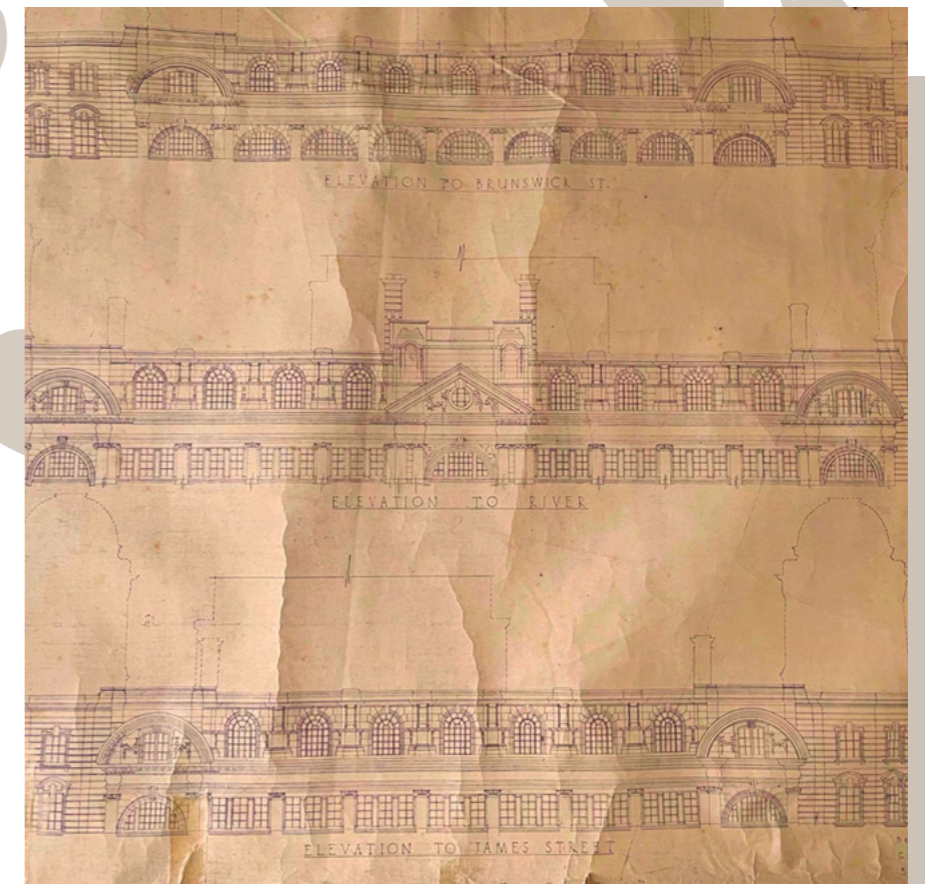
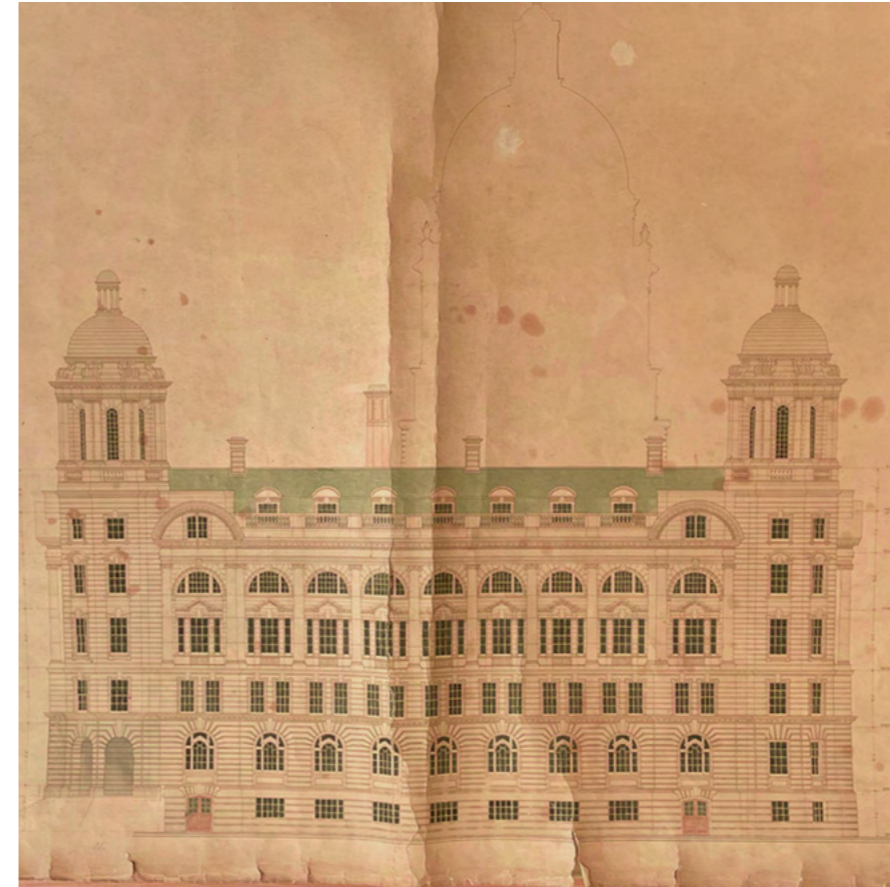
BORN AS THE FIRST GRACE...

The Port of Liverpool Building was constructed for the Mersey Docks & Harbour Board (MDHB) as a visible symbol of Liverpool's position as the pre-eminent global port – at a time when Britain was the world's dominant industrial power. As such, the building was constructed to the highest possible standards in terms of design and materials and Liverpool's first Grace was born.

Construction work began in 1904 using a broadly rectangular design with canted corners that are topped with stone cupolas. During construction, the MDHB did not believe the building was impressive enough so they decided to add the dome at the last minute. This led to completion of the building being delayed to 1907. At 220 feet (67 m), the building was the tallest building in Liverpool when built, and

as of 2022 is the fourteenth tallest. Staff from the MDHB headquarters officially moved into the building on 15th of July 1907, with staff from departments located in other areas of the city moving in throughout the rest of the year. It was home to the Mersey Docks and Harbour Board for 87 years and administered dock facilities of the Port of Liverpool.

MDHB relocated to Seaforth in the early 1990s and the building is now home to a diverse range of modern businesses including Kuehne & Nagel, Forresters, Ocean Network, ION Developments, DHL and Rathbones plc. The building has also become a popular backdrop for various media productions such as 'Yesterday', 'The Crown' and many more.



...DESIGNED FOR THE FUTURE

Bringing The Port of Liverpool Building to the future, we have some exciting plans in place!

Our exquisitely designed CAT A office spaces and private meeting rooms are some of the many upgrades Blossom Tree are bringing to the building. As you enter the building there will be an impressive reception area, complete with a warm welcome, landscaped garden, bistro and an informal events space, perfect for seminars and presentations within the new overhead glazed atriums.

COMING SOON



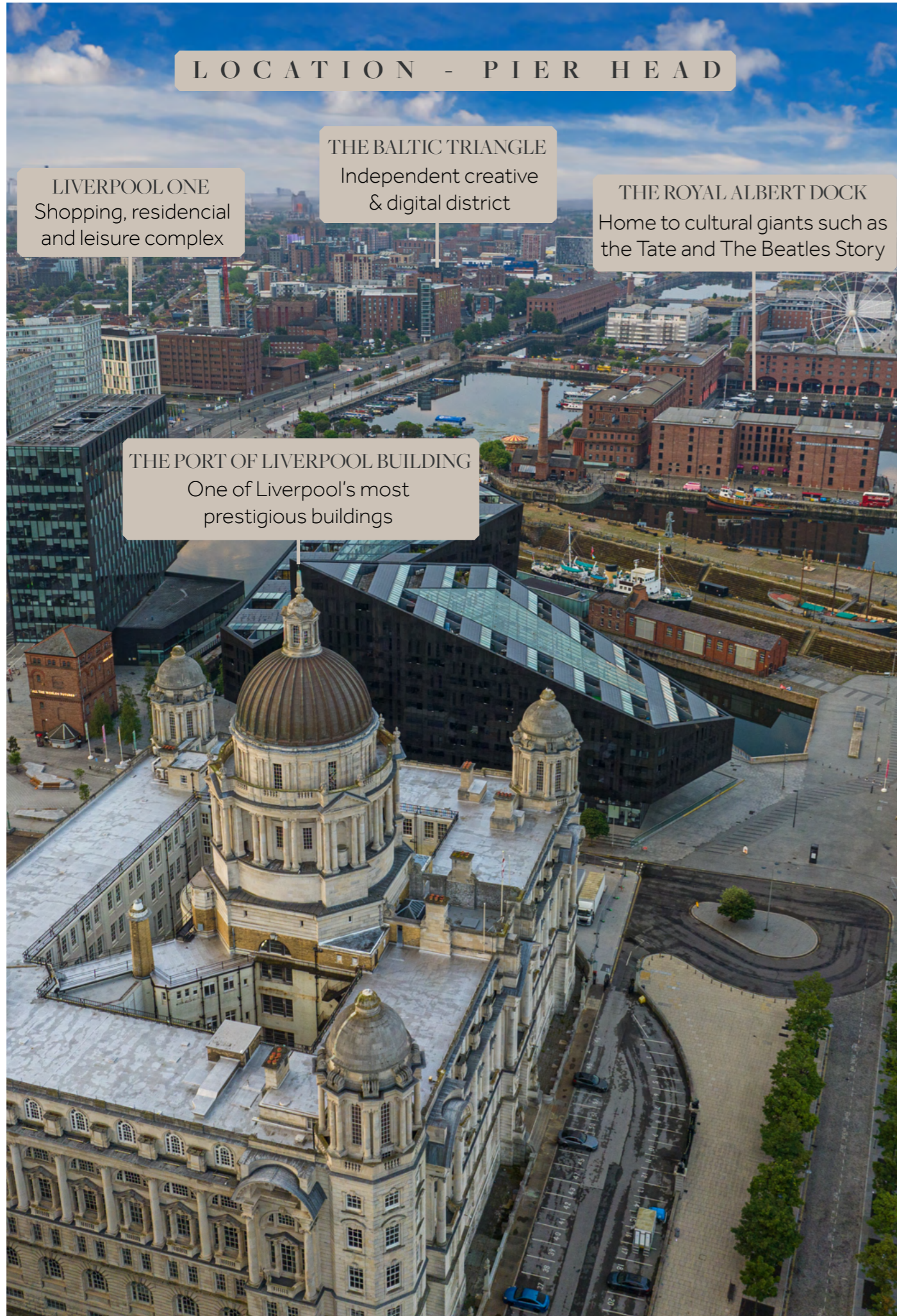
LOCATION - PIER HEAD

LIVERPOOL ONE
Shopping, residential
and leisure complex

THE BALTIC TRIANGLE
Independent creative
& digital district

THE ROYAL ALBERT DOCK
Home to cultural giants such as
the Tate and The Beatles Story

THE PORT OF LIVERPOOL BUILDING
One of Liverpool's most
prestigious buildings



The Port of Liverpool served as a critical link in global supply chains, connecting the region to markets around the world. Still to this day, the building holds this significance and is easily accessed by transport links such as James Street Station (0.17 mile walk), Moorfields Station (0.5 mile walk) and Liverpool Central Station (0.6 mile walk). Private parking is also available on site.



BREATH TAKING SPACES

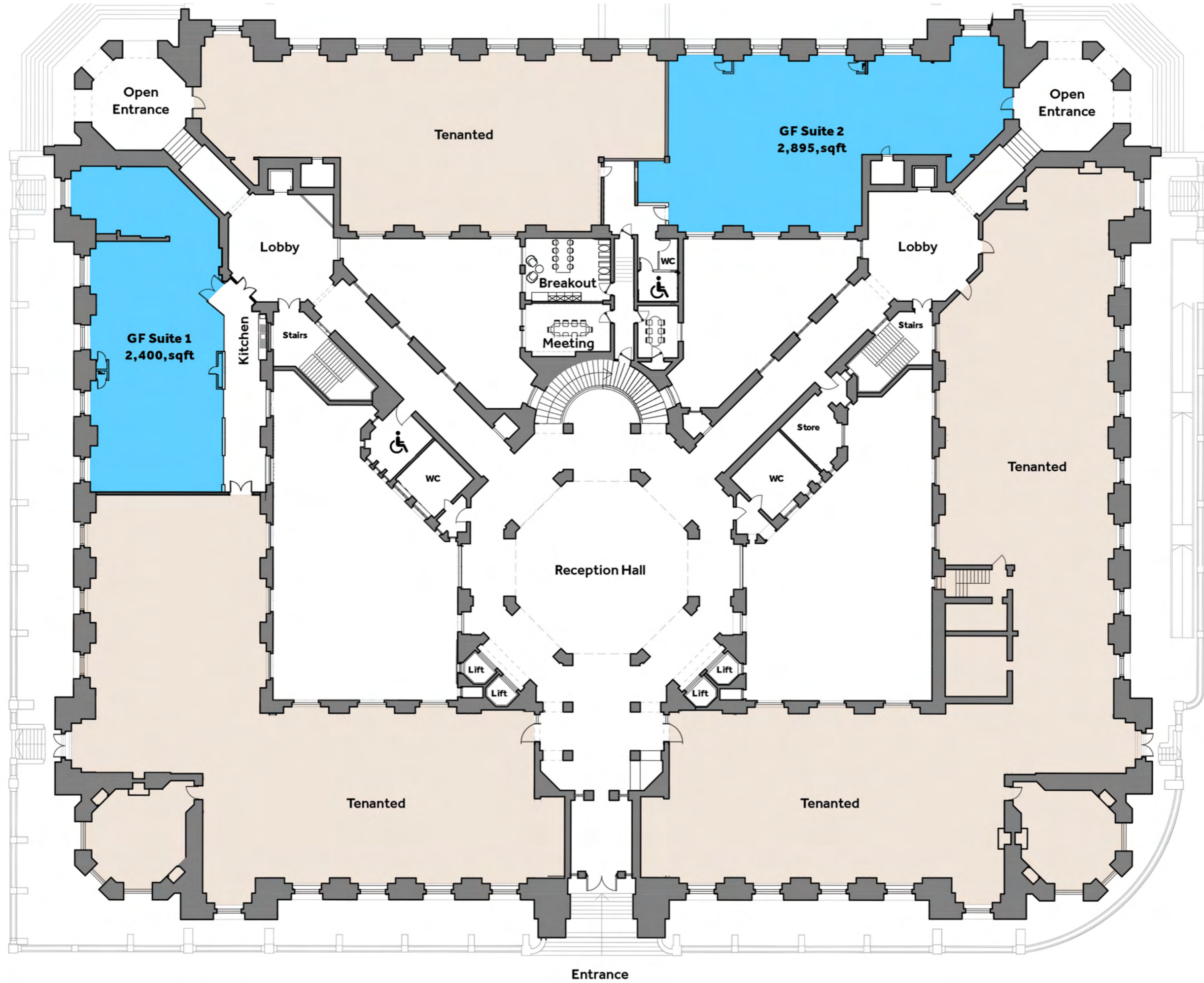
Our brand new CAT A grade offices are breathtaking spaces offering a modern high-quality interior. The large floor plates offer a flexible and efficient working space and soon new refurbishment to the common areas has further improved the quality offering. We also have suites with river facing views.

Meeting rooms are accessible to all our tenants, giving you a flexible and inspiring working environment. You will also have access to our luxurious breakout areas, equipped with modern open plan kitchen areas to escape from the busy office surroundings.

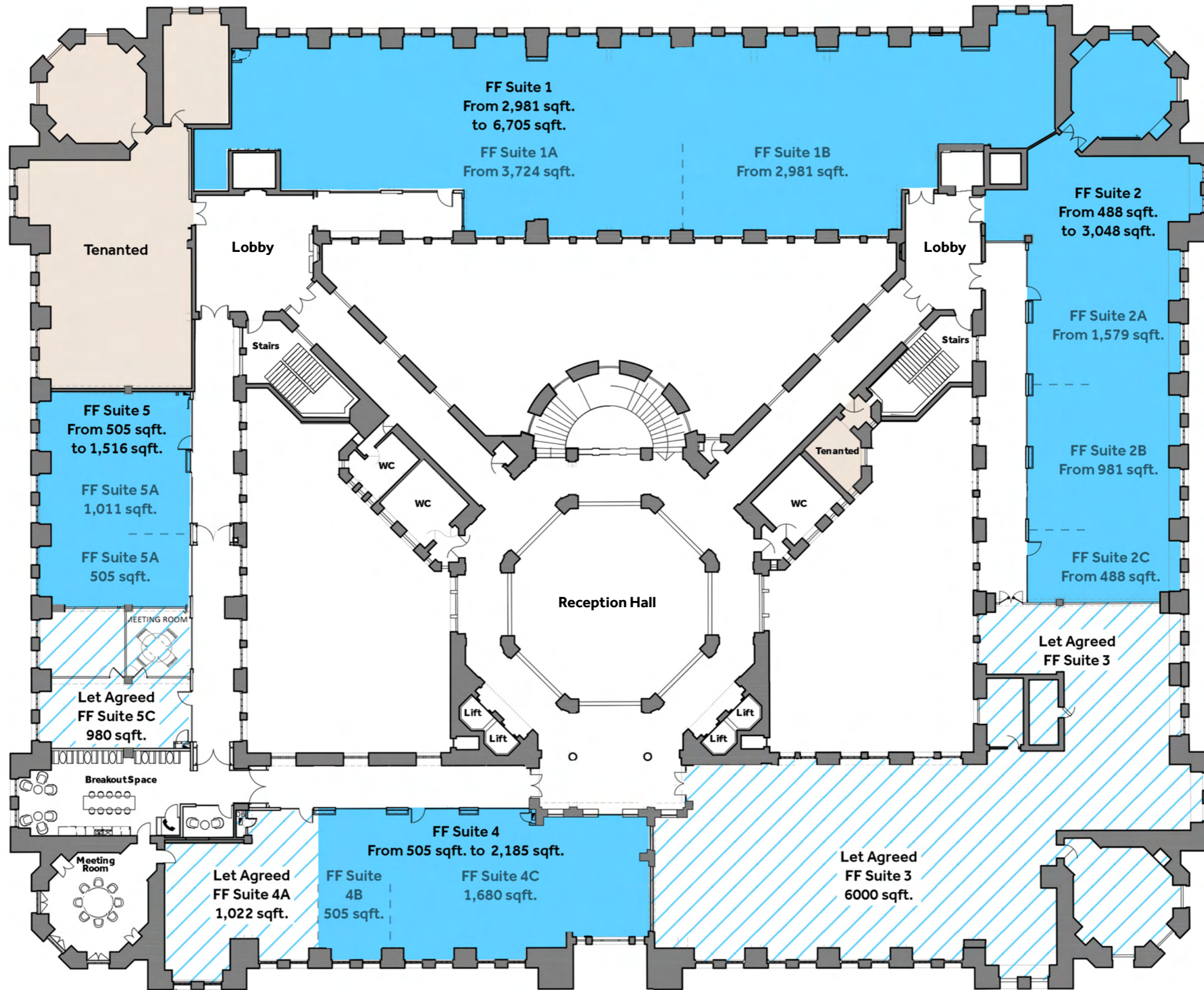




GROUND FLOOR



FIRST FLOOR



FEATURES

- ◇ Waterfront location, Mersey River views
- ◇ From 300sqft. to 15,000sqft.
- ◇ Refurbished, first class, open plan design
- ◇ Concierge desk with on site facility management
- ◇ Led lighting with daylight control
- ◇ Raised access flooring
- ◇ High performance vacuum glazing
- ◇ 24/7 access and security
- ◇ On-site parking
- ◇ Private meeting rooms
- ◇ Breakout areas
- ◇ Gymnasium access
- ◇ VRF
- ◇ MVHR



RIVER VIEW SUITES AVAILABLE

We offer a selection of meticulously designed suites with captivating waterfront views. Our versatile range of spaces caters to diverse needs, and we welcome enquiries regarding customization options.

OFFICE SPACES AVAILABLE FROM
300 SQFT TO 15,000 SQFT



PRIVATE MEETING ROOMS

Designed to an impeccable standard, our modern meeting rooms can be booked in a timeframe suited to you. These rooms are private and have all the mod cons to function as a board room close to the working offices, giving you the opportunity to meet as colleagues with the privacy required.

MAKE A DIFFERENCE

Tenants and staff are invited to be a part of the future of The Port of Liverpool Building. Given the importance of this iconic grace, we urge everyone to respect and protect the legacy of the building. We are keen to work with all our tenants to strive for excellence when it comes to sustainability. This includes water usage, energy usage and waste management.



THE PORT OF LIVERPOOL BUILDING



THE PORT OF LIVERPOOL BUILDING CARED FOR AND MANAGED BY BLOSSOM TREE

Blossom Tree combines a wealth of knowledge and experience across all Real Estate Sectors to offer bespoke Specialist Management Services that our clients trust. With a genuine love for what we do, we operate with energy and passion, constantly ensuring the best level of service.

The renovation project at the The Port of Liverpool building is a project we value greatly and are proud to be a part of. We recognize Liverpool as one of the most important cities in the UK. As the building is Grade II* listed, we work closely with English Heritage, local planning authorities and architects to ensure we preserve and respect the building.

BLOSSOM TREE



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