

90

DUKE STREET LIVERPOOL L1 5AA

GRADE A NEW BUILD OFFICE SPACE

FROM 2,691 sq ft (250 sq m)

TO 20,020 sq ft (1,860 sq m)



20,000
sq ft
NEW OFFICES
TO LET

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90
DUKE STREET
Suites from
2,500 sq ft
up to
10,000 sq ft
floors

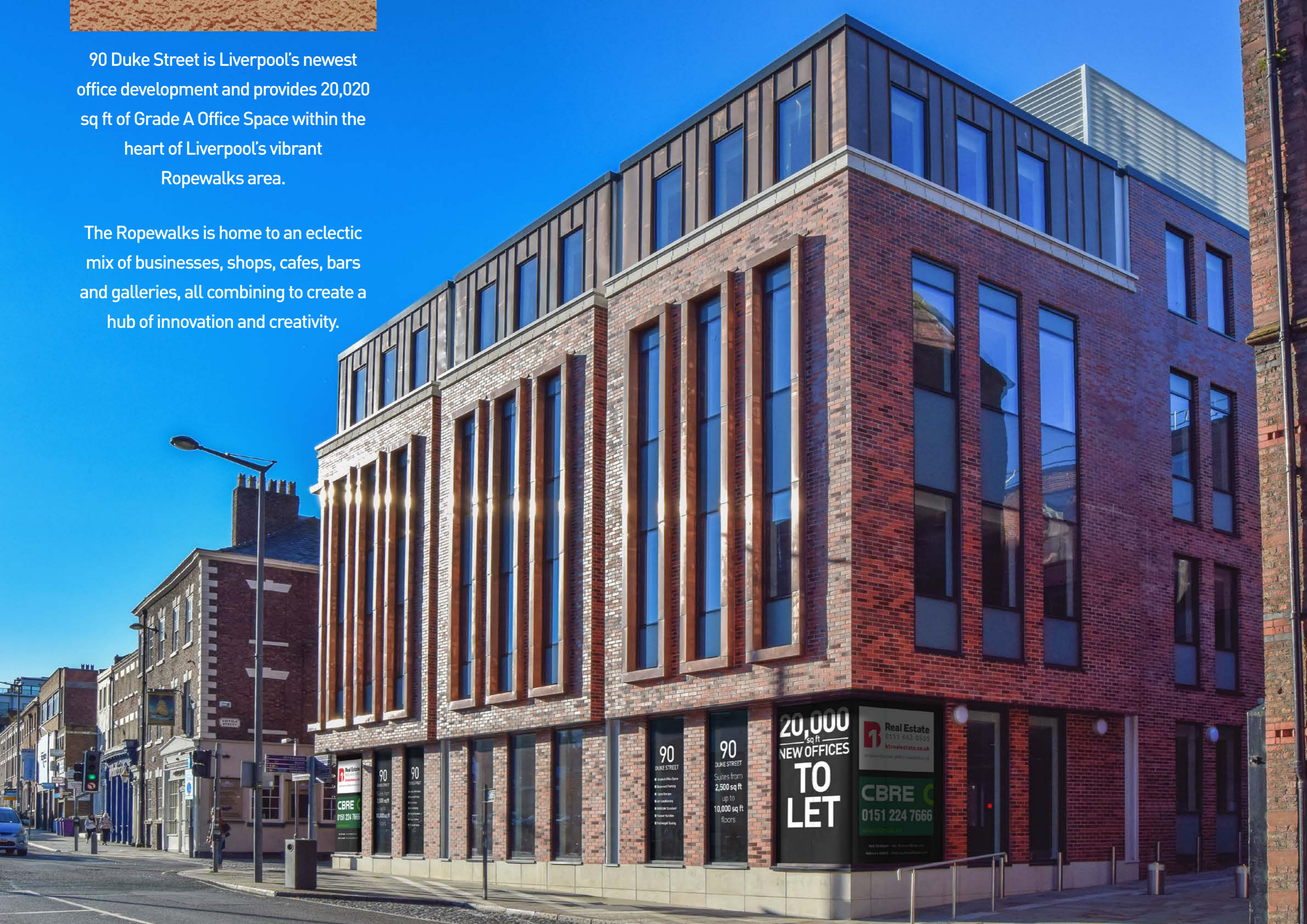
90
DUKE STREET

- Grade A Office Space
- Excellent Parking
- Cycle Storage
- Air Conditioning
- BIFED™ Excellent
- Shower Facilities
- Full Night Security

20,000
sq ft
NEW OFFICES
TO LET

90 Duke Street is Liverpool's newest office development and provides 20,020 sq ft of Grade A Office Space within the heart of Liverpool's vibrant Ropewalks area.

The Ropewalks is home to an eclectic mix of businesses, shops, cafes, bars and galleries, all combining to create a hub of innovation and creativity.



HISTORY

The Ropewalks area of Liverpool is synonymous with Liverpool's mercantile tradition, being named after the 'roperies' that served the shipping industry following the creation of the world's first 'wet-dock' in 1715.

90 Duke Street lies at the heart of this rapidly evolving and vibrant location, set within the Duke Street Conservation Area and Liverpool's Georgian Merchant's Quarter, where the legacy of shipping continues today with the presence of Atlantic Container Line and Bibby Line Group. The building also pays due respect to the city's marine heritage by incorporating the original frontage of Harrison's Vinegar Warehouse into the Henry Street rear elevation.



LOCATION

Since the early 1990's, Ropewalks has been at the epicentre of significant regeneration and development that has included many innovative and exciting commercial, residential and retail schemes.

90 Duke Street is now one of the best connected office locations in the city centre:

- Liverpool Central – 4 minutes walk
- Lime Street – 8 minutes walk
- Liverpool One – 3 minutes walk
- Liverpool Waterfront – 5 minutes walk
- Bold Street – 2 minutes walk
- Chinatown – 3 minutes walk



ATTRACTING TALENT

As the battle for attracting and retaining candidates to your business intensifies and the demands of those employees increases, 90 Duke Street is perfectly placed to offer the essential balance of amenity, connectivity and desirability.



RIVER MERSEY

INDICATIVE 8 MINS WALKING DISTANCE

INDICATIVE 4 MINS WALKING DISTANCE

ALBERT DOCK

THE GYM

CHAVASSE PARK

THE HILTON

LIVERPOOL ONE

JOHN LEWIS

NOVOTEL

L1 BUS STATION

HANOVER ST SOCIAL

TESCO

LLOYDS BANK

ST JOHN'S SHOPPING CENTRE

ST GEORGE'S HALL

LIME ST STATION

CLAYTON SQ SHOPPING CENTRE

CENTRAL STATION

CAFFÈ NERO

ADELPHI

90
DUKE STREET

BAKCHICH

KO GRILL

CIRCUS

WRECKFISH

KASBAH

MATTA'S

SAPPORO

ALMA DE CUBA

FACT GALLERY

LEAF

MAYUR

LOVE THY NEIGHBOUR

MOWGLI

IL FORNO

EAST AVE BAKEHOUSE

BOLD ST COFFEE

SAVINA

THE ITALIAN CLUB FISH

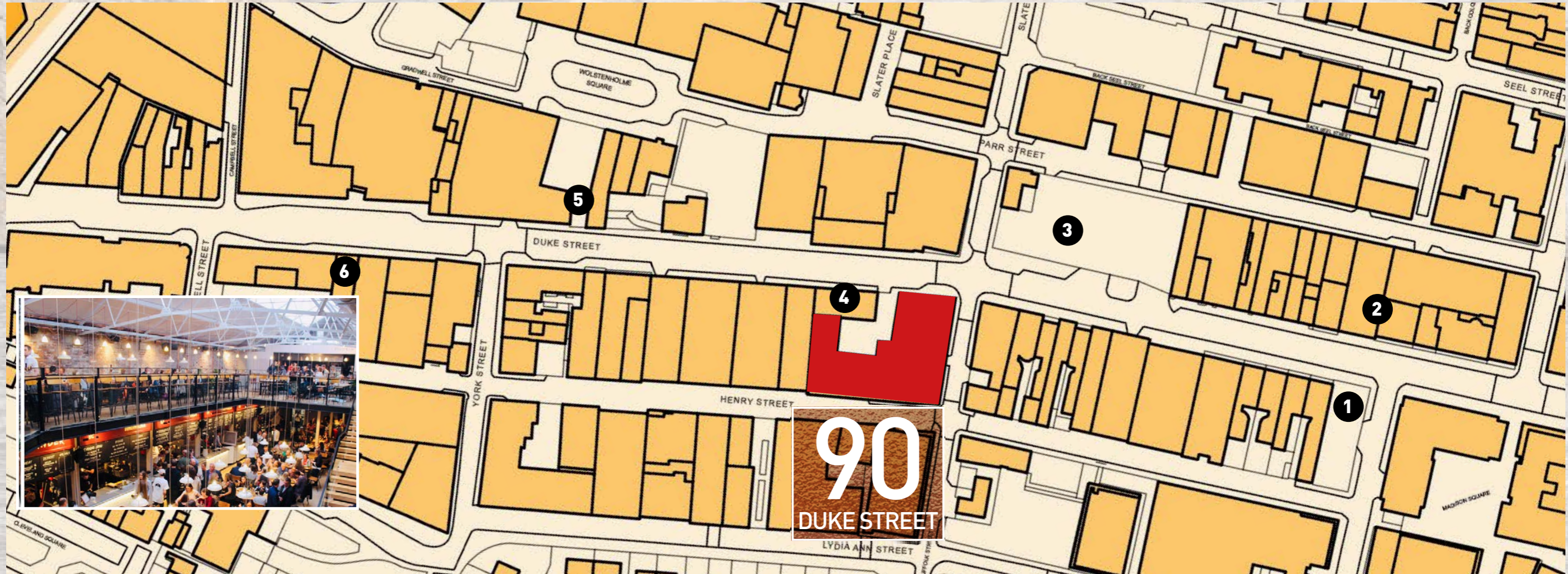
TESCO

CHINATOWN

BOMBED OUT CHURCH

ROPEWALKS

2019 has seen a surge in planning applications for new hotels and eateries in and around Duke Street, paying testimony to the ever increasing importance and popularity of this vibrant part of the city centre.



1 A 200 bed new-build aparthotel is proposed between 118 and 126 Duke Street adjoining a listed Georgian terrace.

2 A former print works at 151-155 Duke Street has recently been converted into another Epic ApartHotel.

3 Legacie Developments is planning a £30m 250 bed luxury hotel on the car park at the corner of Duke Street and Slater Street.

4 A 20 bed boutique hotel and basement restaurant - BRKLYN Hotel - is set to replace Arena House next door to 90 Duke Street.

5 D2 Investments have plans for a nine-lane bowling alley with restaurant and bar, on a former car park between Duke Street and Wolstenholme Square.

6 Duke Street Food & Drink Market, Liverpool's latest culinary hub, recently opened its doors to widespread acclaim.



90 Duke Street is a four-storey
Grade A office building,
with 20,020 sq ft (1,860 sq m)
available to let in suites ranging from
2,691 sq ft (250 sq m) to floors of
10,010 sq ft (930 sq m).



SPECIFICATION

- Double height reception area
- Full access raised floors (150mm)
- Designed to an occupational density of 1:10 sq m, with the scope to be enhanced.
- Air conditioning
- Full height window glazing
- Floor to ceiling height 2.7m
- 2 x 13 person passenger lifts
- BREEAM 'Excellent'
- EPC rating 'B'
- 36 secure basement car parking spaces
- Cycle storage facilities
- Shower and changing facilities



FLOOR PLAN

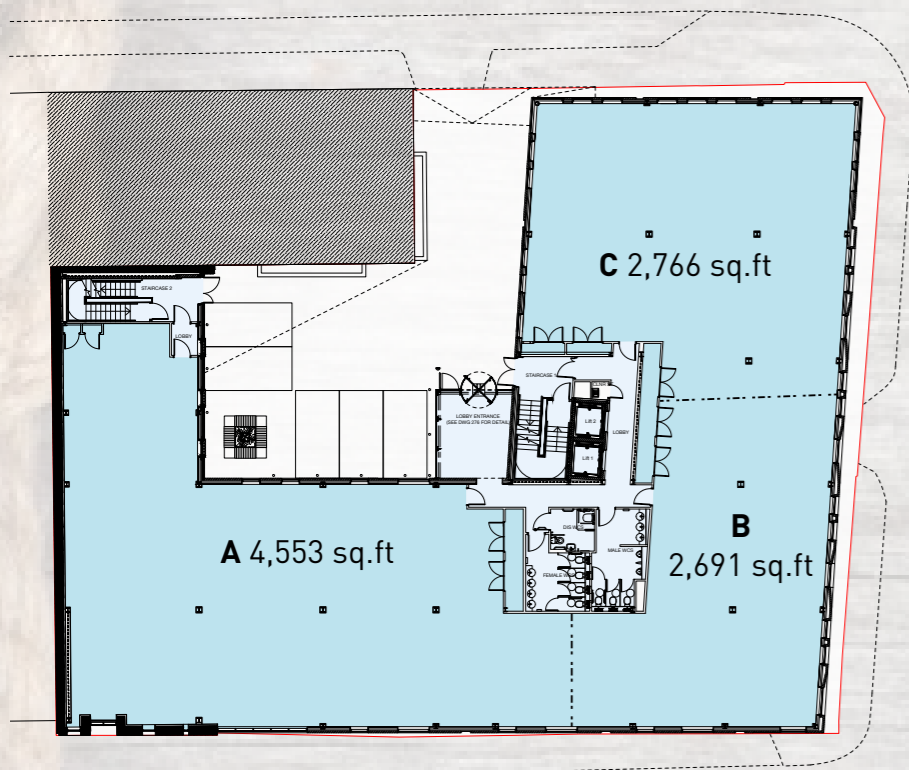
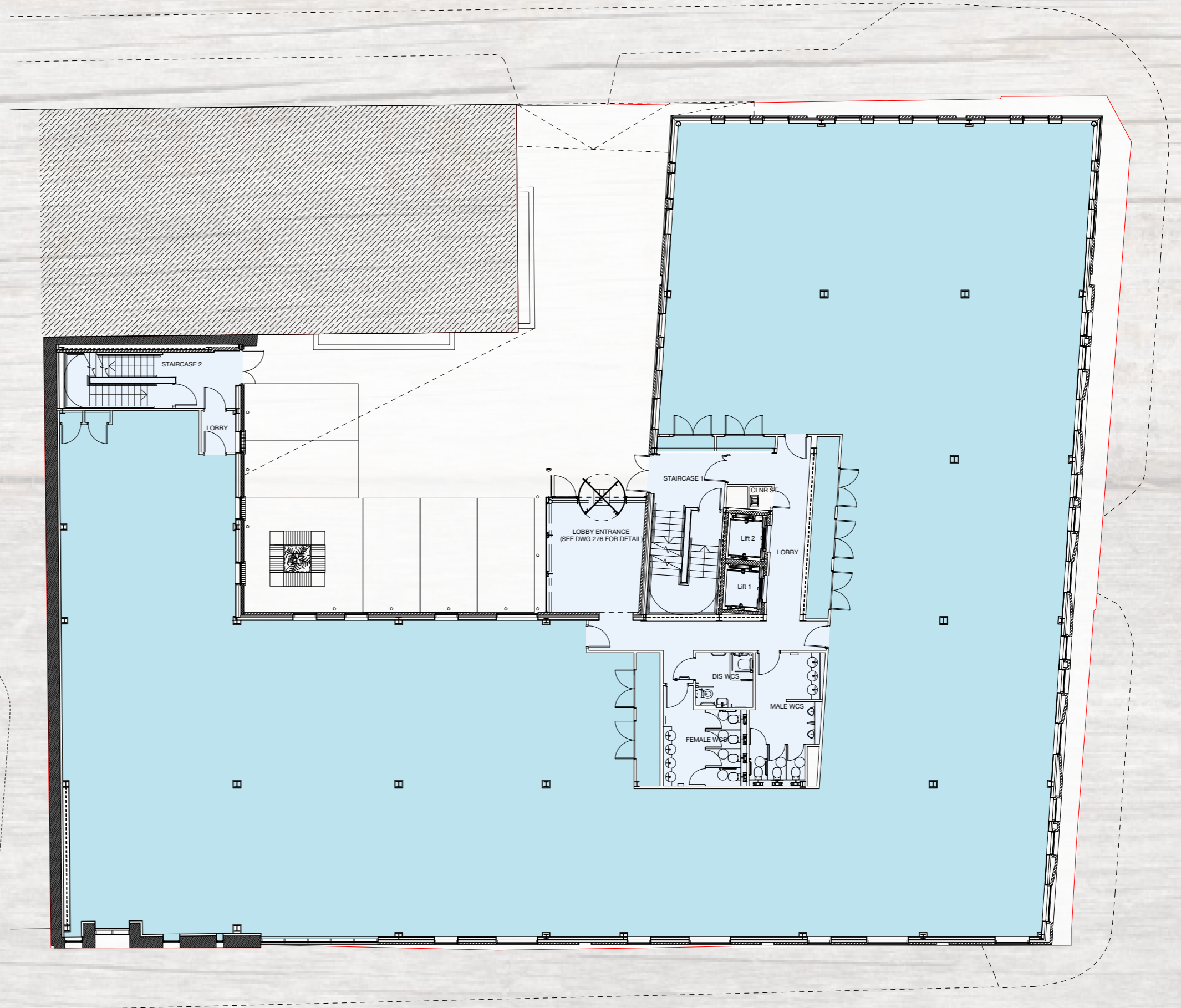
DUKE STREET

Schedule of Availability

	SQ. FT.	SQ. M.
Ground Floor	10,010	930
First Floor	10,010	930
Total Space	20,020	1,860

Suites

	SQ. FT.	SQ. M.
Suite A	4,553	423
Suite B	2,691	250
Suite C	2,766	257
Suite A & B	7,244	673
Suite B & C	5,457	507



SPACE PLAN

10	930
RSM /SEAT	RSM
93	100
HEADCOUNT	MAX OCCUPANCY
90 97%	3 3%
OPEN SEATS	ENCLOSED SEATS
93 53%	82 47%
WORK SEATS	COLLAB SEATS
BENCHING	84
WORKSTATIONS	6
OFFICE FOCUS ROOMS	3
BREAKOUT	26
CONFERENCE	56
HUDDLE ROOM CAFE	16
RECEPTION	1
SUPPORT SPACE CUSTOM	7



SPACE PLAN CGI'S

10

RSM /SEAT

930

RSM

93

HEADCOUNT

100

MAX OCCUPANCY

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OPEN SEATS

3 3%

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COLLAB SEATS

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A. Image created by Floored Technology using the 'Modern' stylepack

B. Image created by Floored Technology using the 'Creative' stylepack.

Computer Generated Images, subject to tenant alteration.

SPACE PLAN

8*	930
RSM /SEAT	RSM
110	100
HEADCOUNT	MAX OCCUPANCY
107 97%	3 3%
OPEN SEATS	ENCLOSED SEATS
110 59%	78 41%
WORK SEATS	COLLAB SEATS
BENCHING	107
WORKSTATIONS	
OFFICE FOCUS ROOMS	3
BREAKOUT	22
CONFERENCE	56
Huddle Room CAFE	16
RECEPTION	1
SUPPORT SPACE CUSTOM	7

* Minor adjustments to the M&E would need making to achieve this density.



SPACE PLAN

10	421
RSM /SEAT	RSM
42	-
HEADCOUNT	MAX OCCUPANCY
40 95%	2 5%
OPEN SEATS	ENCLOSED SEATS
42 58%	30 42%
WORK SEATS	COLLAB SEATS
BENCHING	35
WORKSTATIONS	5
OFFICE FOCUS ROOMS	2
BREAKOUT	10
CONFERENCE	20
HUDDLE ROOM CAFE	8
RECEPTION	1
SUPPORT SPACE CUSTOM	1



SPACE PLAN

8*	421
RSM /SEAT	RSM
52	-
HEADCOUNT	MAX OCCUPANCY
50 96%	2 4%
OPEN SEATS	ENCLOSED SEATS
52 74%	18 26%
WORK SEATS	COLLAB SEATS
BENCHING	45
WORKSTATIONS	5
OFFICE FOCUS ROOMS	2
BREAKOUT	6
CONFERENCE	12
Huddle Room CAFE	8
RECEPTION	1
SUPPORT SPACE CUSTOM	1



* Minor adjustments to the M&E would need making to achieve this density.







An aerial photograph of a city street, Duke Street in Liverpool. A large, multi-story brick building is highlighted with a red outline. The building has a flat roof with several solar panels. The surrounding area includes other buildings, a parking lot with several cars, and a street with traffic. The text '90 DUKE STREET LIVERPOOL L1 5AA' is overlaid in the top right corner.

90

DUKE STREET
LIVERPOOL
L1 5AA

DUKE STREET

ALL ENQUIRIES



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