

MARTINS · BANK BUILDING

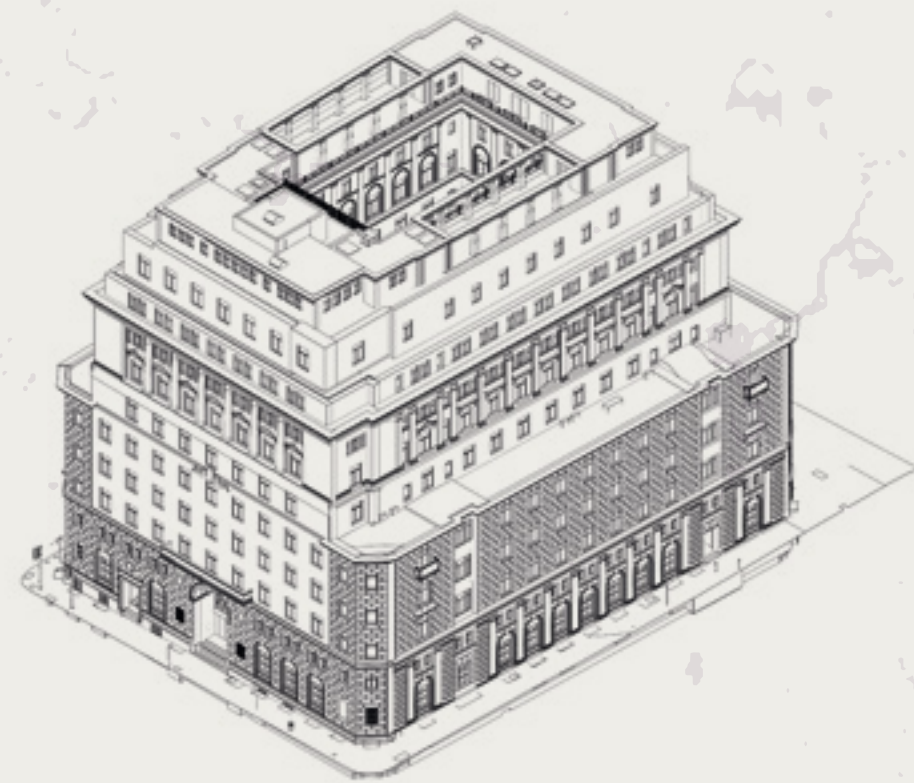
AN UNEQUALLED WORKPLACE EXPERIENCE



4 WATER STREET, LIVERPOOL L2 3SP

COMING IN 2024





EXECUTIVE SUMMARY

Martins is getting ready for the *new worker*.

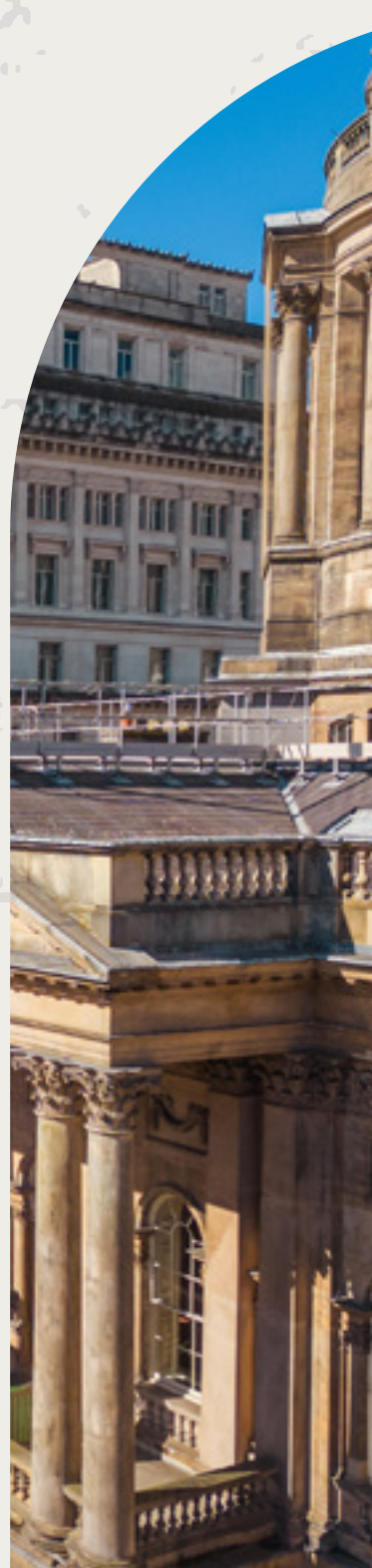
We're transforming this iconic 135,000 sq ft building to bring established companies and startups together through a hybrid mix of work, social and restaurant space. Designed for tenants in need of a single desk, a studio office or a new 17,000 sq ft floor. Repurposing this historic setting into an outstanding space for companies to call home.

We hope this journal gives you a taste of the life, soul and spirit coming back to Martins.

COMING AUTUMN 2024

@martinsbankbuilding

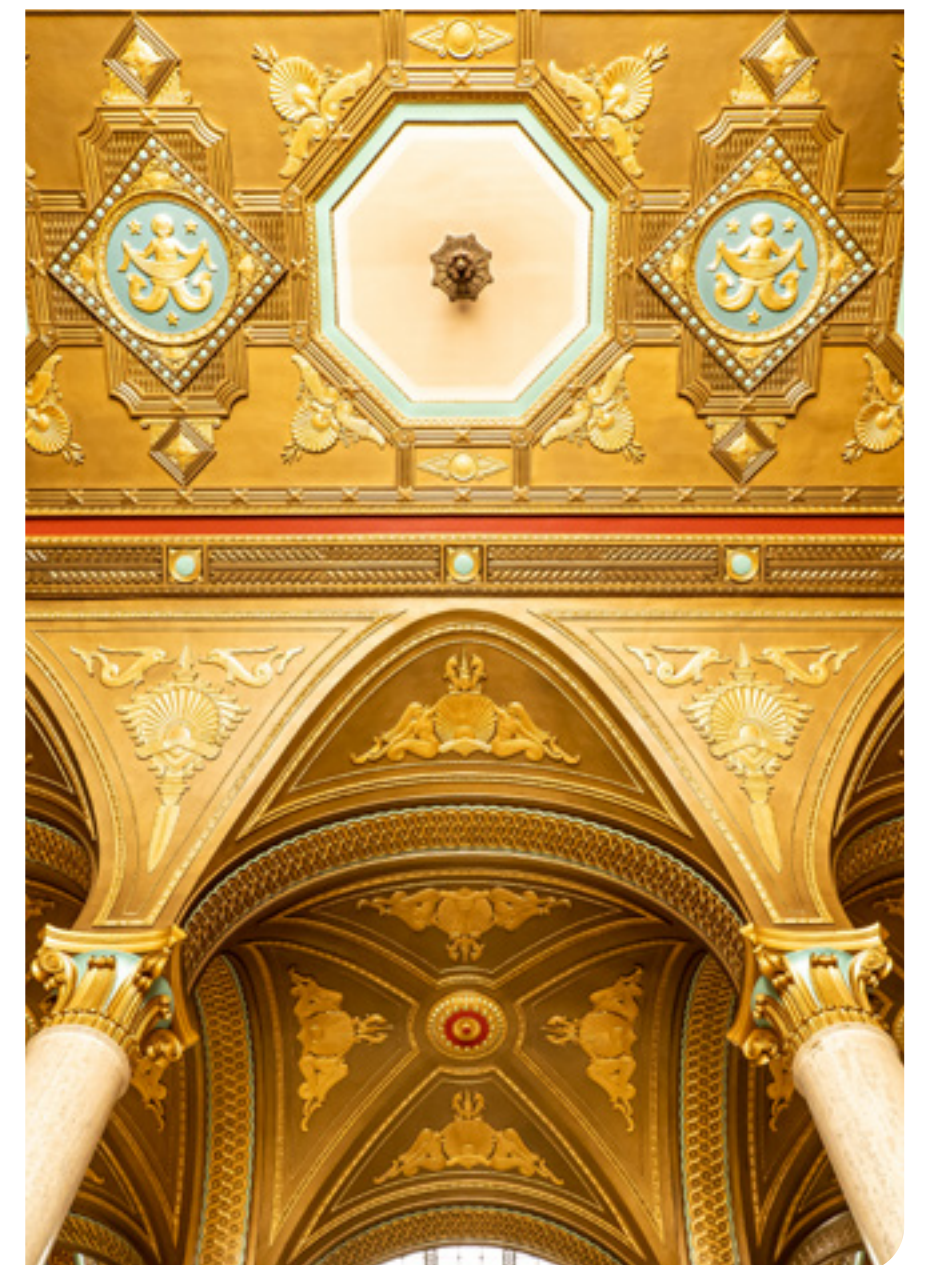




A monumental moment in history

Martins was built to send a message to the world. One of excellence and pride. Our restoration follows the same thesis. Purposed to revive the city's beloved landmark as a platform for leading companies, playing a pioneering role on the world stage.

This renovation marks a truly significant moment for not just our building, but Liverpool's culture, community and commerce.



HISTORY

Honouring the past

Martins Bank Building, Liverpool's Iconic Grade II* listed building situated on Water Street in the heart of the city. Designed by Herbert Rowse in 1927 and opened in 1932 following 5 years of construction. Martins has been described as Rowse's "masterpiece... and among the very best interwar classical buildings in the country". Originally designed as the headquarters for Martins Bank, later bought by Barclays in 1965, operating as their flagship Liverpool branch until 2009.

After the start of World War II, much of the country's gold reserve was secretly stored inside Martins to hide it from a feared invasion. About 280 tonnes of gold was carted out of London in three heavily guarded trains. Once the cache arrived in Liverpool, it was lowered down into the bank's vaults via a hatch right outside the bank building.

While lying vacant, Martins became a renowned film location featuring in productions such as Peaky Blinders, The Edge of War, The English Game, Pepsi's latest TV advert amongst many others.



FUTURE

Renovating for the future

WE'RE NOW READY TO BRING MARTINS BANK BUILDING BACK TO LIFE.

Implementing a contemporary, multi-use fit out with overflow workspace flexibility and morning-till-night amenities. Designed to work with an ever-changing world, with ever-changing workspace needs.

We have integrated leading technology throughout the building to ensure Martins operates with 100% green energy, whilst putting full control in the hands of each of our teneants through our in-house App.



SUSTAINABILITY

The *greenest* buildings are the ones we don't knock down

However ecofriendly a new-build may operate, they will always carry a larger net carbon footprint compared to a well renovated, existing building. By working with Martin's existing fabric, we have radically reduced the building's carbon emissions by avoiding the vast amount of CO2 released throughout demolition processes, manufacturing and transport of virgin materials needed for a new-build.

Our green leases enable us to work collaboratively with our tenants to continually explore ways to reduce energy, water and waste as well as improving our air quality and supply chain sustainability.

Martins is proud to run off 100% green electricity, utilised by our LED lighting and VRF air conditioning systems. Our cycle storage, showers and lockers also encourage our tenants to keep their commute green.



OUR APPROACH

Celebrating *timeless* design

We specialise in renovating historic buildings rather than developing new ones. Our restoration process for Martins is focused on elevating natural light, maintaining the vast open banking hall and ensuring the building's original features stay front and centre.

Our ambition is to transform Martins back to its former glory, balancing its unique heritage with a fresh contemporary fit out, purposed to welcome companies who value design, timeless aesthetic and local craftsmanship.

RESTORE

We have ruthlessly prioritised the renovation of original features instead of replacing with unnecessary manufactured replicas. This has ensured we keep all material waste and impact on the environment to an absolute minimum.

REPURPOSE

Alongside starting a new chapter for the building, we have endeavoured to find a new future for all of our furniture and materials that are no longer fit for Martins. Whether that's donating to local organisations or upcycling materials, ensuring we radically eliminate landfill waste.

REIMAGINE

In an ever-changing world, this is the perfect time to reimagine how we work, live, and connect in our cities. Martins stands at the forefront of this new world for the new worker.



LOCATION

The iconic building that *belongs* to the city

Martins Bank Building is located in the heart of Liverpool city centre's office and restaurant scene. Situated on Water Street, overlooking Castle Street.



LOCATION

The building is next to Castle Street's bustling bar and restaurant quarter, home to a host of key operators including; Riva Blu, Rudy's Pizza, Queens Wine bar and Bistro, Bobo, Mowgli, Alchemist, Viva Brazil, Bacarro, Liverpool Gin, Gaucho (opening 2022) and Hawksmoor (opening 2023).

The immediate area is predominantly commercial, although the area is becoming increasingly mixed-use with new hotel and residential developments. Water Street is undergoing significant activity with HMRC committing to a new headquarters in India Buildings directly opposite.





THE RESTAURANT

Working *dine* to five

The ground floor banking hall will host Liverpool's finest, all-day dining restaurant. Providing outstanding dishes in a spectacular setting, whether it's an early breakfast, a client lunch, or team dinner. Our restaurant will be the beating heart of life at Martins.



FRONT OF HOUSE

Service & *style* of the 1930s

People bring spaces alive. Our Front of House team are here morning, noon and night to ensure our tenants and guests are well looked after. Offering a hotel grade hospitality service that ensures everyone who steps through our front door has a lasting, memorable experience during their time at Martins.



THE CAFE

Taking *time* with a brew

Our cafe provides another exceptional shared space for our tenants to enjoy specialty coffee and artisanal baked goods over a meeting or quiet moment out of the day.



COWORKING

Agile space as and when you need

Our coworking space on the mezzanine floor brings together desks, meeting rooms and studios, providing our larger tenant businesses supplementary agile space to use, as and when they need. Whether it's an extra desk for a visiting colleague, a meeting room for a focus group or studio for a contracted partner, our agile space brings together the flexibility of coworking with the longevity of a larger office.

- ▼ DESKS, MEETINGS ROOMS AND STUDIOS, BOOKABLE BY THE HOUR

▼ HIGH-SPEED INTERNET

▼ PROFESSIONAL CLEANING

▼ IT SUPPORT

▼ MEETING ROOM CREDITS
- ▼ BREAK OUT SPACES

▼ ALL UTILITIES, SERVICE CHARGE, BUSINESS RATES & BUILDING INSURANCE INCLUDED

▼ PHONE BOOTHS

▼ NETWORKING OPPORTUNITIES

▼ SECURE BIKE-STORAGE
- ▼ FULLY-STOCKED TEA POINT

▼ EVENT SPACE

▼ CURATED EVENTS PROGRAMME

▼ CULTURAL/FITNESS/WellNESS PROGRAMME



BOOKABLE BOARDROOMS

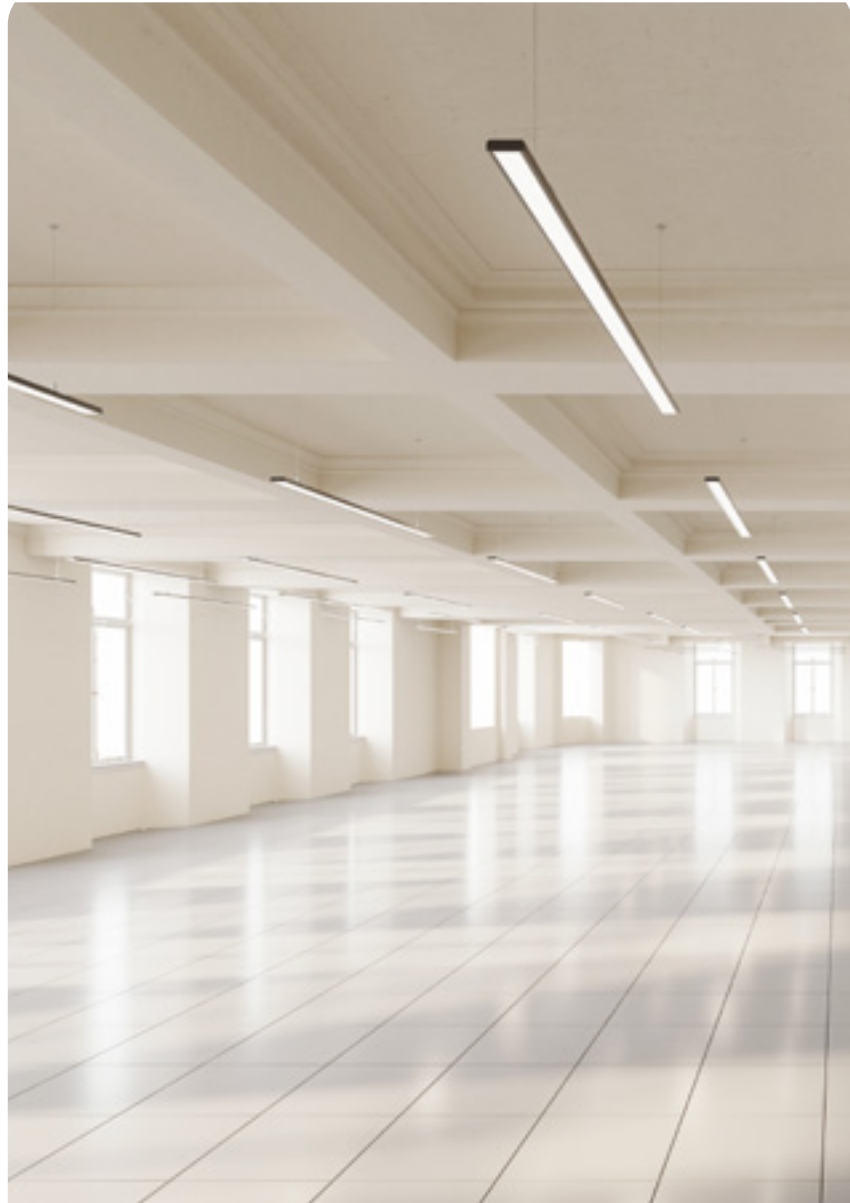
Unique settings to come together

Akin to the banking hall, Martins is famed for its breathtaking boardrooms. These spaces represent the height of H.J Rowse's opulent design and love for extravagant craftsmanship.

We believe these spaces should be experienced by all of our tenants. Providing a truly extraordinary historic setting to gather and inspire your team or host a meeting.

All of our boardrooms will be available to book on the Martins app.





OFFICES

Redefining *Grade A* quality

Our larger offices will set a new standard for premium, Grade A spaces across the UK. Martins will host a variety of offices giving our tenants an exceptional canvas to call home. Set apart by an abundance of natural light, expansive open space and intelligent digital systems, all wrapped by a plethora of facilities and personal concierge services.



STUDIOS

Starter space for *growing* businesses

Our luxury studios offer smaller teams a base to grow their company. Available in a variety of sizes on variable terms.





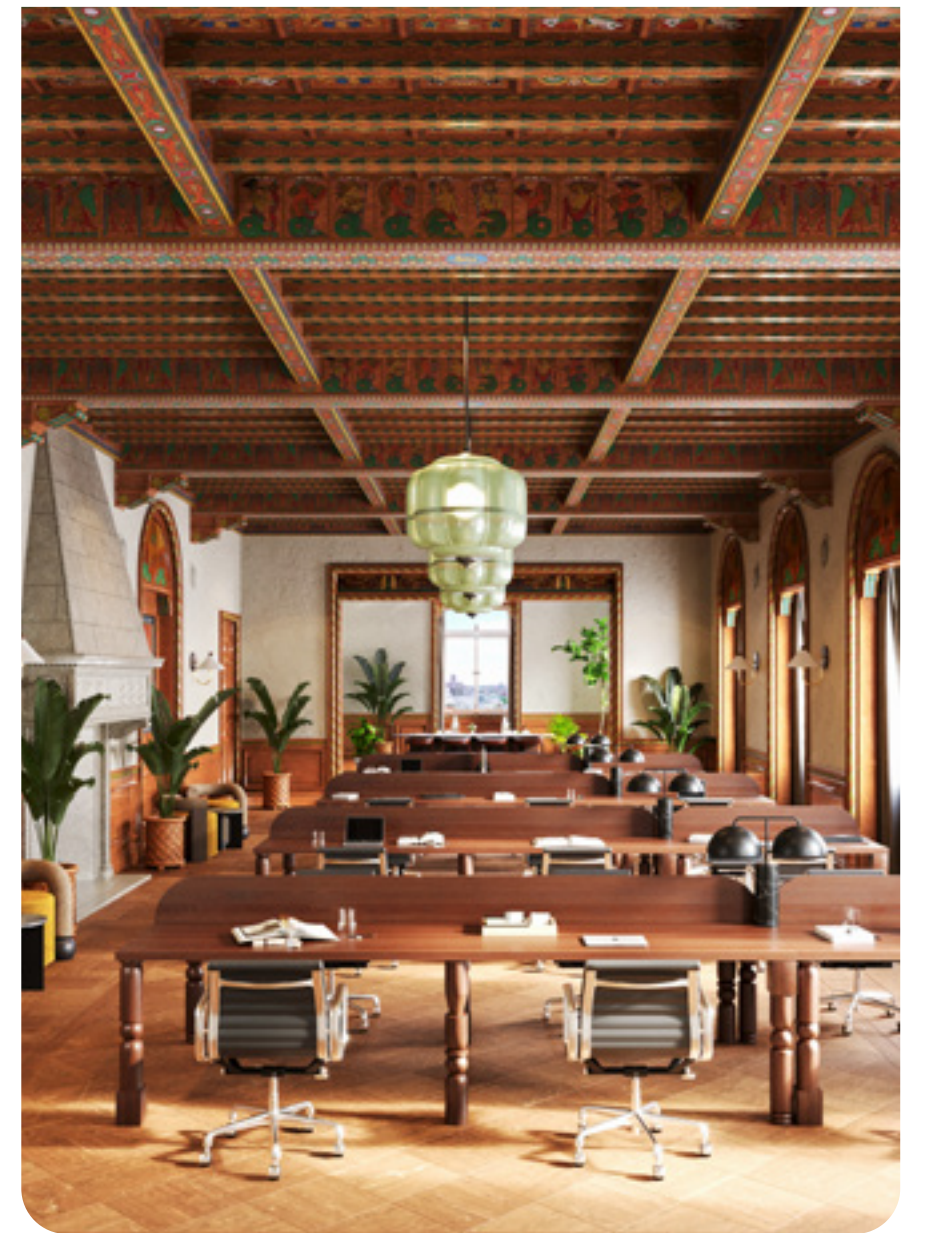
BUILDING FEATURES

Working *well*

We want our tenants to build a life at Martins as well as their business. We've designed a wide selection of on-tap facilities for the new worker wanting to grow in their wellbeing as well as their career. Our cycle stations, changing facilities, gym space, fitness classes, and outdoor space are open am to pm, available for our tenants to enjoy at their leisure.



			
CYCLE STATIONS	COMMUNAL GYM	CHANGING FACILITIES	RESTAURANT
			
AIR CONDITIONING	SEVEN LIFTS	MEETING ROOMS	FLEXIBLE DESKS
			
CAFE	100% GREEN ENERGY	FIBRE BACKBONE	COMMUNITY HOST
			
EPC RATING B	LED LIGHTING	EVENT SPACE	COMMUNITY PROGRAMMES



THE BUILDING

Floor plans

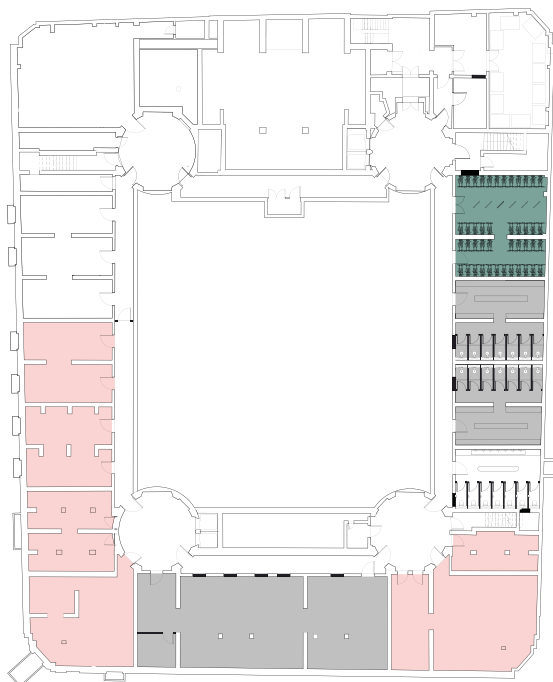
We have a wide range of extraordinary spaces for companies to call home. Please refer to our insert for greater technical detail.

- OFFICES
- RESTAURANT, BAR & CAFÉ
- COWORKING
- GYM & SHOWERS
- CYCLE STORE
- TERRACES
- COMMUNAL TERRACE

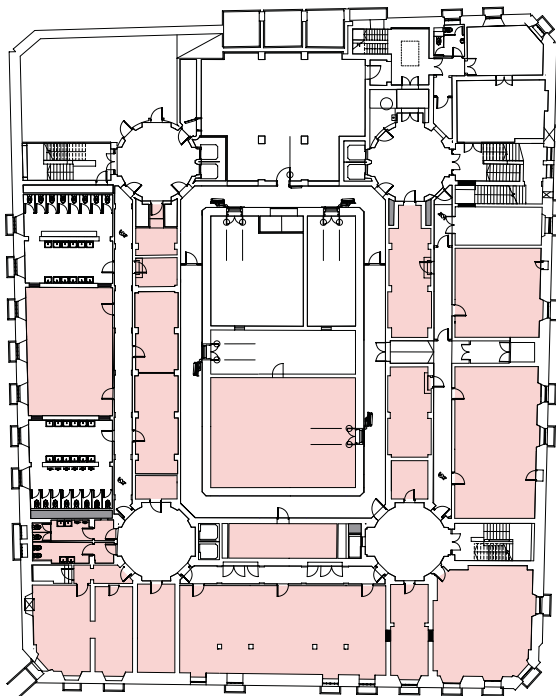
FLOOR	AREA (SQ M)	AREA (SQ FT)	USE
BASEMENT	393	4,230	FLEXIBLE
	1,058	11,389	FLEXIBLE
LOWER GROUND	376*	4,047*	RESTAURANT, BAR & CAFÉ
GROUND	1,266*	13,627*	RESTAURANT, BAR & CAFÉ
	147	1,582	OFFICE
MEZZANINE	407	4,381	OFFICE
	430	4,628	COWORKING
FIRST	989	10,644	OFFICE
	246	2,649	COWORKING
SECOND	1,607	17,298	OFFICE
THIRD	1,627	17,513	OFFICE
FOURTH	1,141	12,281	OFFICE
	171	1,841	TERRACES
FIFTH	935	10,064	OFFICE
SIXTH	944	10,161	OFFICE
SEVENTH	814	8,762	OFFICE
EIGHTH	638	6,867	OFFICE
NINTH	135	1,453	OFFICE
TOTAL	13,324	143,417	

*GROSS INTERNAL AREA

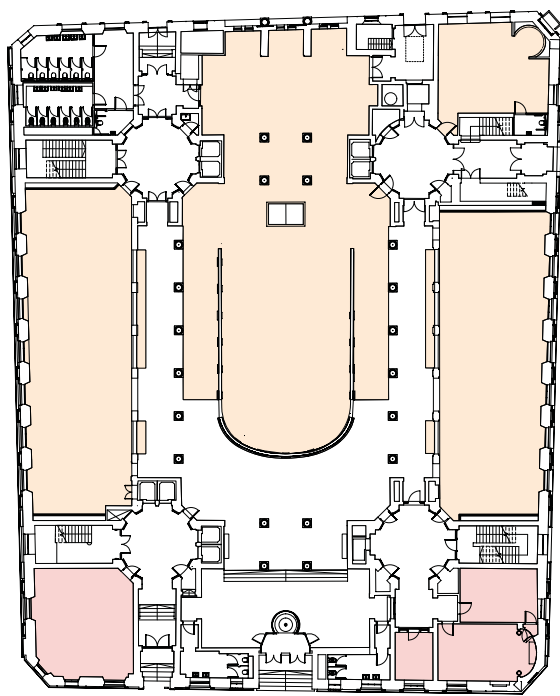
BASEMENT FLOOR



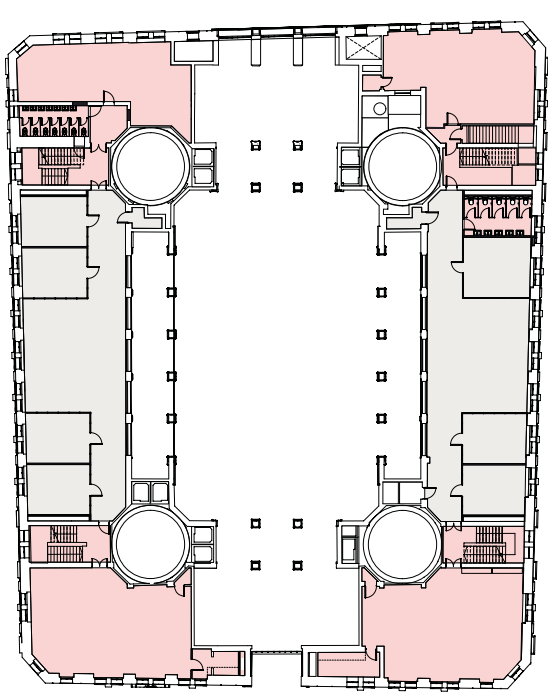
LOWER GROUND FLOOR



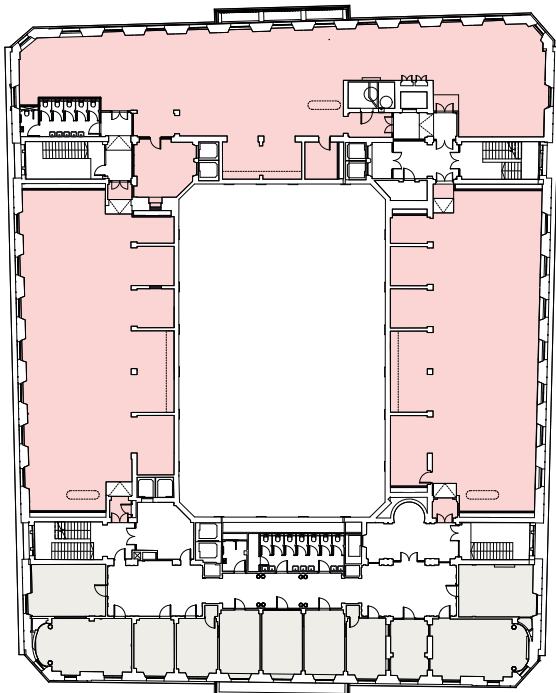
GROUND FLOOR



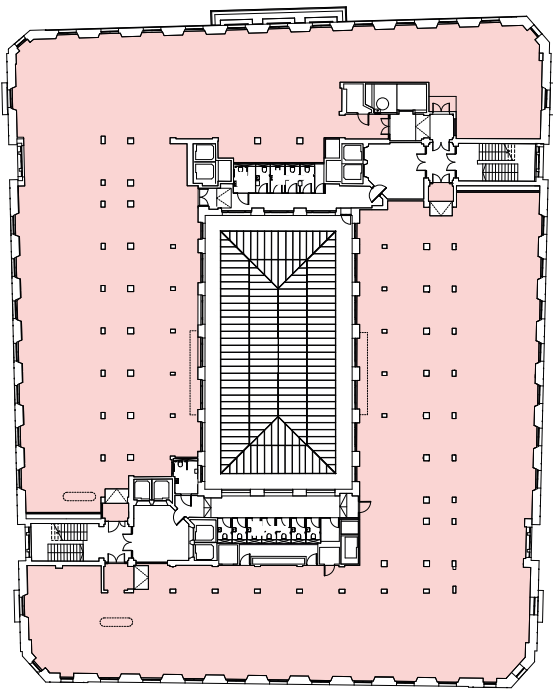
MEZZANINE FLOOR



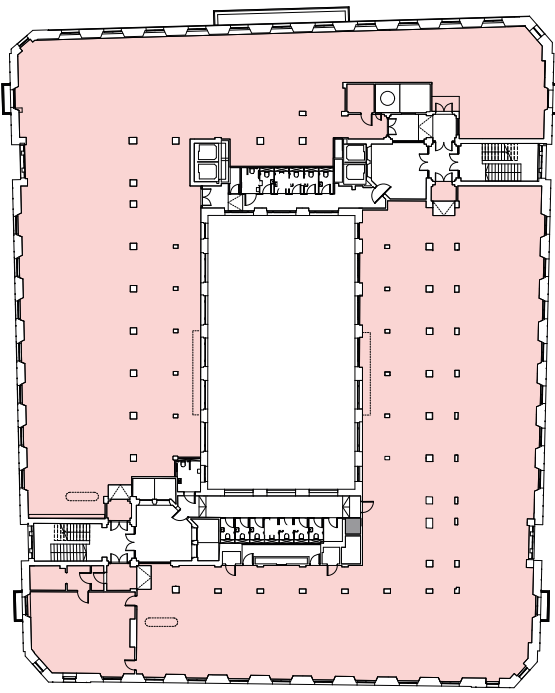
FIRST FLOOR



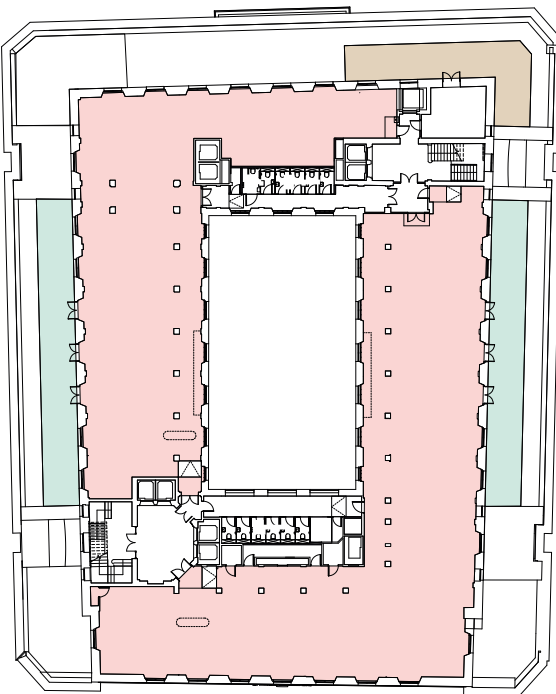
SECOND FLOOR



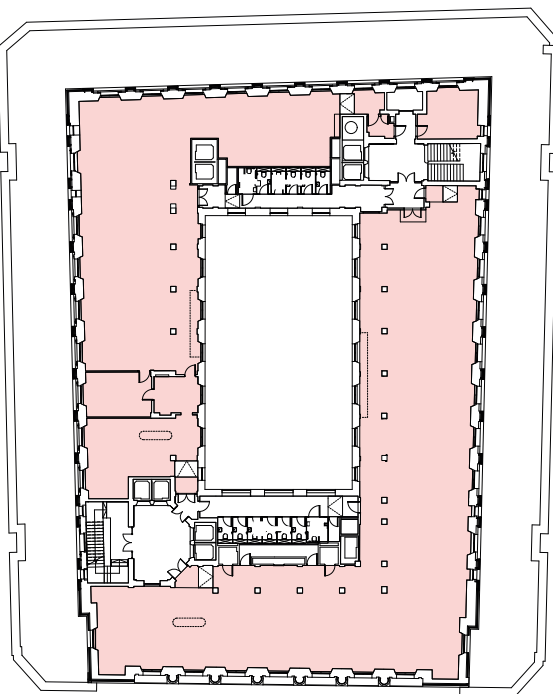
THIRD FLOOR



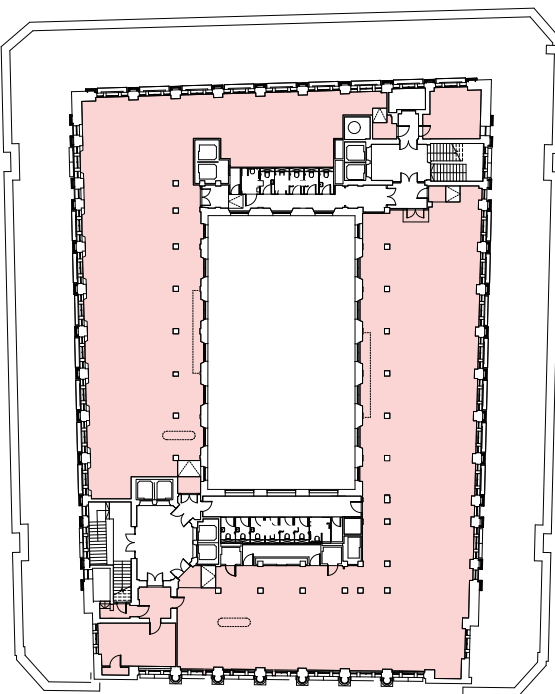
FOURTH FLOOR



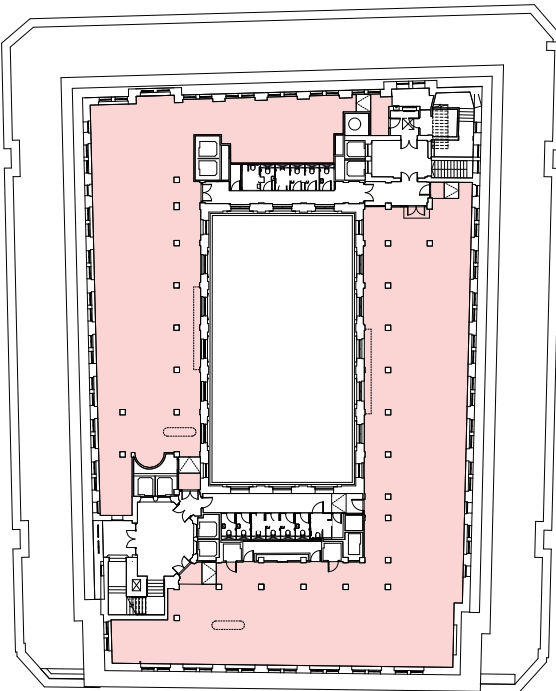
FIFTH FLOOR



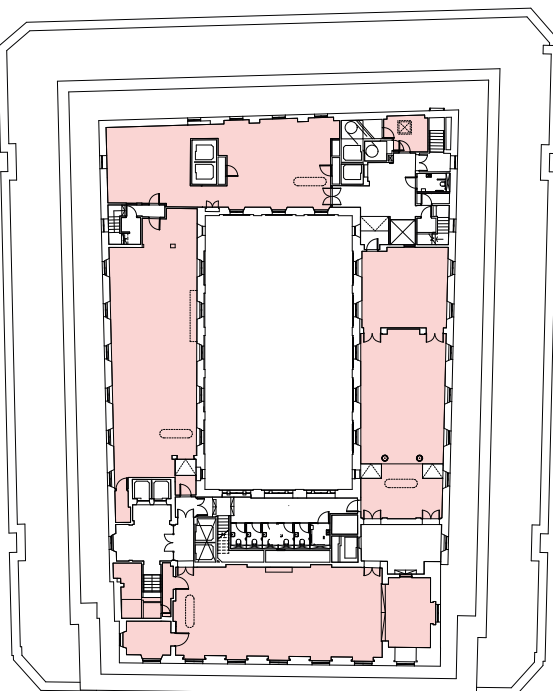
SIXTH FLOOR



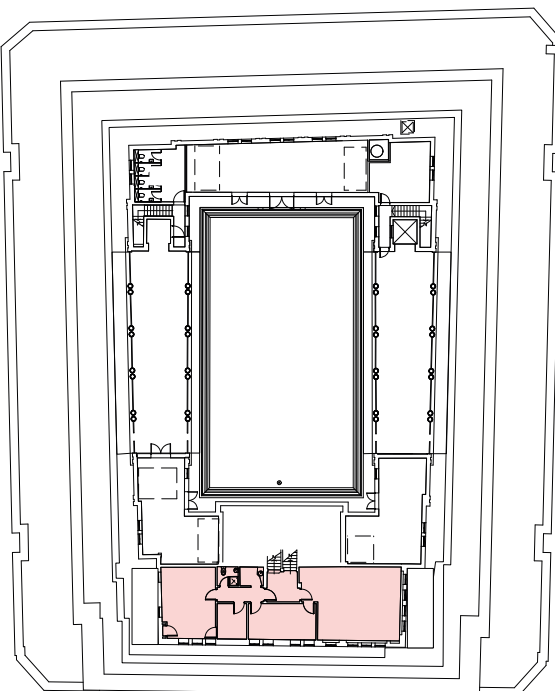
SEVENTH FLOOR



EIGHTH FLOOR



NINTH FLOOR



A *partner* with a vision

Kinrise is a real estate company playing our part in the renewal of UK cities. We do this by restoring iconic buildings and bringing them back to life to create work and social spaces that inspire and enable people and companies to grow.

KINRISE

OUR APPROACH

We *care* about four things



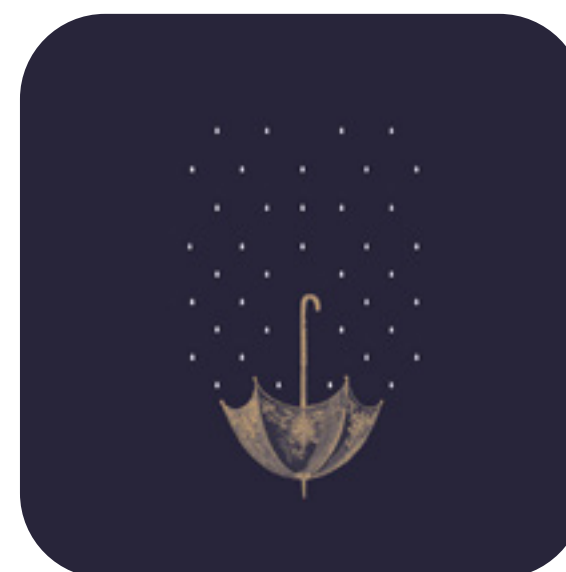
HUMAN

Encouraging *personal* flourishing



SOCIAL

Building strong *communities*



ENVIRONMENTAL

Leading environmental sustainability



FINANCIAL

Supporting our tenants to grow

INCLUSIVE AND FLEXIBLE SPACE

Enabling day-one entrepreneurs to global companies.

Our hybrid spaces enable the spectrum of entrepreneurs to established companies to grow.

FLEXIBLE

Agile spaces such as desks, virtual meeting rooms and podcast studios offering individuals and businesses the flexibility of scaling space in line with their needs.



INCUBATION

Private studios ready for small teams to set up base and begin to grow their enterprise. We don't ask for any deposits from startups as we know every penny counts at this stage of the game.



GROWTH

Entire floors ready for large companies looking to establish a presence in the city. Our Grade A offices provide a high-performance environment to grow your people and business.



ACTIVE AND ENGAGED COMMUNITY

Fulfilled people make world class *teams*

Our cultural, health and impact programmes are designed to inspire our tenants to connect and grow through events, food, art, music, and community engagement.

EVENTS

We host a series of events and workshops of all types and sizes led by our tenants or visiting experts.



PARTNERSHIPS

We partner with charities, community groups, city leaders and other organisations to introduce tenant companies to the joys and needs of their city.



CULTURE

We engage cultural makers and shakers in the city to inspire our tenants and enable flourishing culture in the city centre.



Establish a presence on a *world stage*

The highest quality office building in Liverpool is coming in Autumn 2024. With limited availability, we are now welcoming businesses to explore their future at Martins.





Explore *your* *future* at Martins

WWW.MARTINSBANKBUILDING.COM

BOOK A TOUR



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