



**TOBACCO
WAREHOUSE**

LIVERPOOL





“One of the most stupendous
industrial buildings in Britain.”

Save Britain's Heritage



PROUD TO BE A PART OF
LIVERPOOL
WORLD HERITAGE CITY



DREAM BIG

Presenting exceptional waterside apartments in an iconic building

Tobacco Warehouse presents stylish, Titanic-sized warehouse homes in Liverpool's largest landmark. A stunning collection of authentic loft apartments, Tobacco Warehouse is at the centre of the city's most ambitious regeneration programme, an area being transformed into a thriving new creative neighbourhood.

Tobacco Warehouse. Dream big.

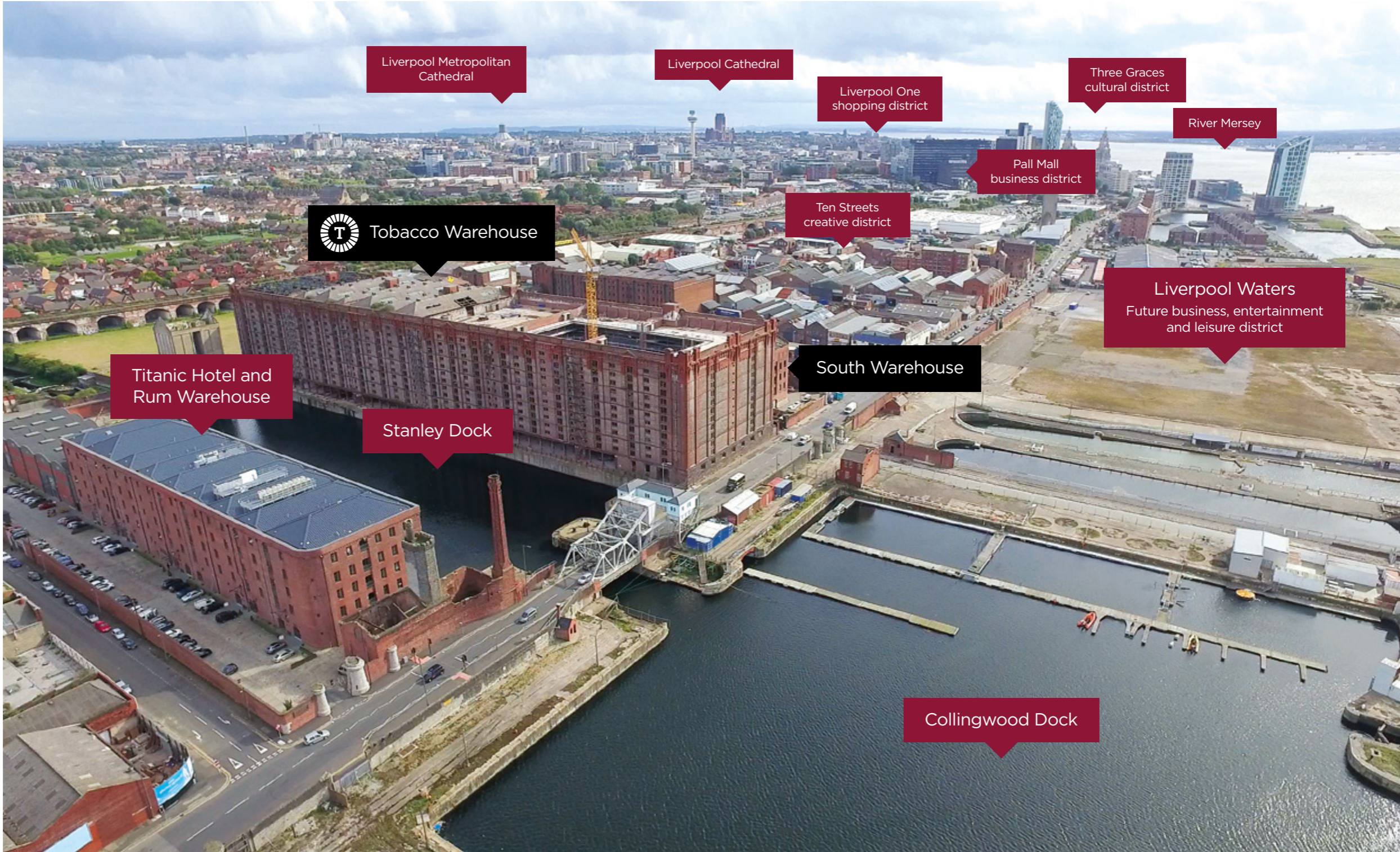


Wake up to an exciting new neighbourhood

Located just one mile from the Three Graces and half a mile from Pall Mall business district, Tobacco Warehouse is perfectly positioned to escape the hustle and bustle of city life while remaining just a short stroll away from the city centre.

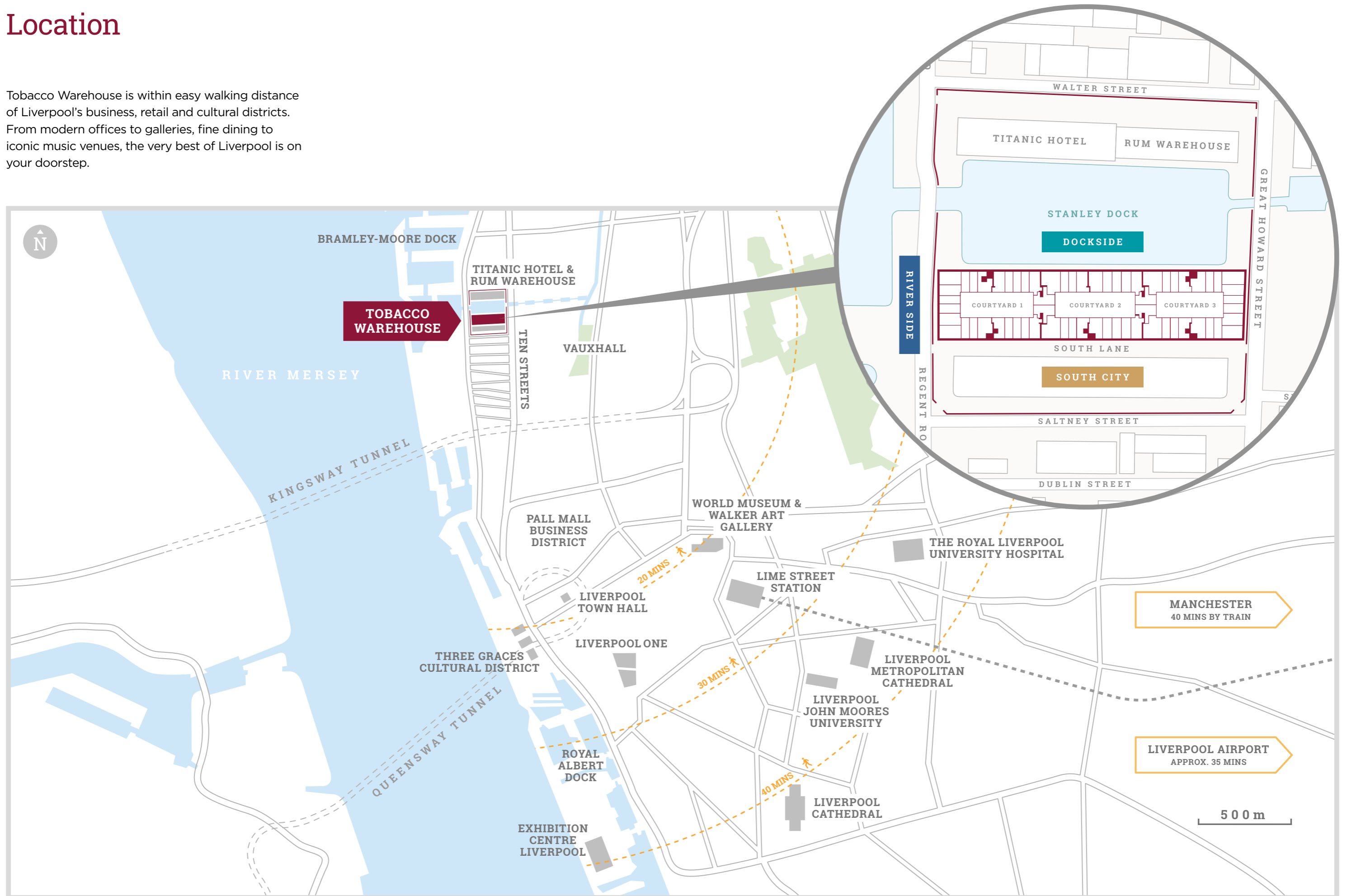
Residents get the best of both worlds; wake up everyday to calming waterfront views before a quick walk into the city for work or play.

Immediately to the south is the Ten Streets creative district, where former warehouses are being converted into premises for start-up businesses in the artistic, creative and digital sectors. This upcoming neighbourhood - with public spaces, pocket parks and urban squares - will connect Tobacco Warehouse to the wider city, creating a new, integrated district in an expanding city centre and waterfront.



Location

Tobacco Warehouse is within easy walking distance of Liverpool's business, retail and cultural districts. From modern offices to galleries, fine dining to iconic music venues, the very best of Liverpool is on your doorstep.





A place you'll be proud to call home

The regeneration of Tobacco Warehouse and Stanley Dock is attracting a new community of creatives, entrepreneurs and start-up businesses.

Step out from the ground floor of Tobacco Warehouse and you will be amongst the vibrant cafés, restaurants and retailers of Stanley Dock. Bristling with ideas, enthusiasm and energy, this iconic corner of Liverpool will become the perfect place to relax and socialise.

Stanley Dock is home to one of Britain's finest hotels, the award-winning Titanic Hotel Liverpool. This bustling, boutique hotel has a late-night bar and underground wellness centre.



“The Tobacco Warehouse at Stanley Dock was the biggest, most ornate & most valuable warehouse on the whole dock estate. After its innovative restoration, this sleeping giant has awoken to offer unique apartments within Liverpool's next upcoming regeneration area.”

John Hinchliffe, Former World Heritage Officer

Because you deserve a little luxury



The stylish Titanic Hotel Liverpool stands just across the water from Tobacco Warehouse.

Built in another of Stanley Dock's former warehouses, this boutique hotel & spa boasts one of the coolest dining spaces in the city, a truly amazing rum bar, and outdoor seating areas with views of Tobacco Warehouse and Stanley Dock.

Whether it's a morning coffee by the dock, weekend brunch in Stanley's Grill, celebratory drinks in the Rum Bar, or a place for visiting friends & family to stay, you're sure to love The Titanic Hotel.

To find out more visit:
TitanicHotelLiverpool.com



LuxuryTravelGuide
GLOBAL AWARDS 2016
- WINNER -

CIVIC TRUST AWARDS
Recognising excellence in the built environment since 1959

THE RPA AWARDS FOR 2015
PLANNING EXCELLENCE

20 RICS
15 Awards

Love is all you need

Liverpool is a city with unique attractions, exciting events, world class sport, unrivalled musical heritage and famously warm welcomes. With the largest collection of museums and galleries outside London, Liverpool's culture and heritage are at the very heart of the city.

You'll always find a fantastic selection of things to do, places to explore and exciting events.

- Tate Liverpool
- St George's Hall
- Walker Art Gallery
- The Beatles Story
- Merseyside Maritime Museum
- The Museum of Liverpool
- Liverpool Cathedral
- World Museum
- Liverpool Empire
- Cavern Club
- Anfield
- Goodison Park
- Chinatown
- Crosby Beach



Iconic design

This iconic waterfront project is an exemplary marriage of modern interior design and historically-sympathetic regeneration. It preserves the essence of Tobacco Warehouse's past whilst repurposing it for a long and prosperous future.



The building

Completed in 1901 using more than 27 million bricks, Tobacco Warehouse remains the largest brick warehouse in the world. It sits proudly at the heart of Liverpool's docks - the largest and most complete system of historic docks anywhere in the world.

It is one of three architecturally and historically important buildings that make up Stanley Dock. This spectacular Grade II listed structure enjoys expansive views overlooking the calm dock waters, Liverpool's UNESCO World Heritage waterfront, the city centre skyline and new central courtyards.

- Constructed in 1901
- UNESCO World Heritage site
- Grade II listed
- 27 million bricks
- 30,000 panes of glass
- 8,000 tonnes of steel
- Floor area 1.6 million sq ft



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“This area is the next big opportunity... with fantastic historic warehouses, hidden water spaces”

Jenny Douglas, Liverpool Vision





The apartments

Dockside

Dockside apartments offer sublime views of the Grade II* listed Victorian architecture of Stanley Dock and the magnificent Titanic Hotel to the north, and the new internal courtyard to the south. Choose from two configurations, with either the double-height living rooms or the bedrooms facing the water.

- Dual-aspect duplex
- 2/3 bedrooms, 2/3 bathrooms
- 90 - 170 sq m

Riverside

Riverside apartments look out over the docks, with expansive views towards the River Mersey and the Wirral to the west, and the new internal courtyard to the east. Choose from two configurations, with either the double-height living rooms or the bedrooms facing the river.

- Dual-aspect duplex
- 2/3 bedrooms, 2/3 bathrooms
- 90 - 170 sq m

South Lane

Lower level apartments on the southern side of the building have dual-aspect views of the vibrant South Lane & the inner courtyard. South Lane is set to be an exciting civic space, with retail, restaurants and culture right on your doorstep. Choose from two configurations, with either the double-height living rooms or the bedrooms facing South Lane.

- Dual-aspect duplex
- 2/3 bedrooms, 2/3 bathrooms
- 90 - 170 sq m

Corner

The spacious three-bedroom corner apartments provide exceptional dual-aspect views towards the River Mersey, the Wirral and Liverpool's UNESCO World Heritage waterfront.

- Dual-aspect duplex
- 3 bedrooms, 2/3 bathrooms
- 150 - 185 sq m

South City

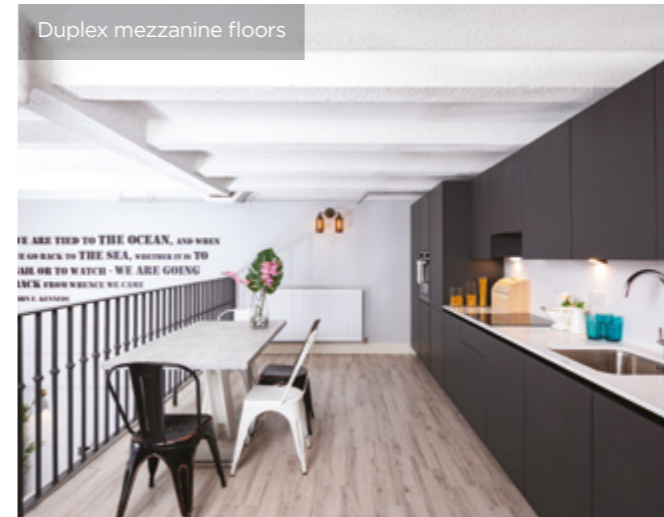
Apartments on upper levels of the southern side of the building enjoy views over South Lane towards the city centre and Liverpool's UNESCO World Heritage waterfront to the south, and the new internal courtyard to the north. Choose from two configurations, with either the double-height living rooms or the bedrooms facing south.

- Dual-aspect duplex
- 2/3 bedrooms, 2/3 bathrooms
- 90 - 170 sq m

Penthouse

At the top of the building are exclusive two-bedroom penthouses with private access from the thirteenth floor. Each modern apartment is newly built above the roof level with extra high ceilings and stunning contemporary finishes. All apartments enjoy spacious outdoor terraces with exceptional views across Liverpool's UNESCO World Heritage waterfront skyline.

- Panoramic views
- 2 bedrooms, 2 bathrooms
- 100 - 158 sq m



Duplex mezzanine floors



Stylish bedrooms



Double-height living rooms

More information

View details and floor plans for all apartments at www.TobaccoWarehouse.co.uk

Interested in an apartment?

Contact Logic Estates:
Tel: 0151 920 2404 or email: info@logicestates.co.uk



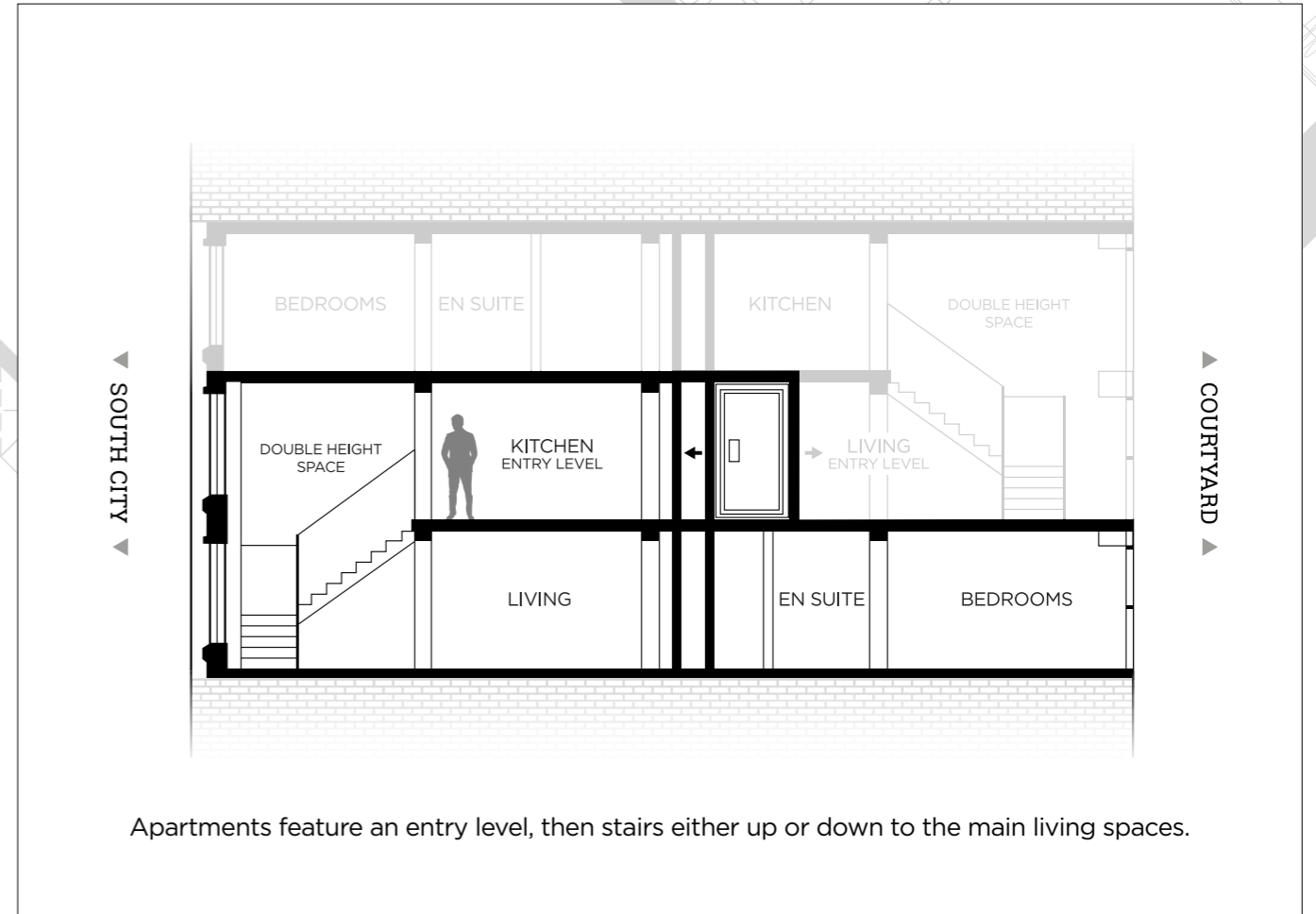


Rooms with a view

Each apartment has been beautifully designed to preserve the original architecture of the building, with exposed brickwork, ceilings, columns and double-glazed heritage-style windows juxtaposed with stunning contemporary finishes. All architectural details of the Grade II listed building have been retained to remind residents of the rich history of this 120-year-old structure.

- Extremely spacious loft-style apartments
- Unique design and layout
- Double-height living rooms with mezzanine level*
- Dual-aspect views
- Open-plan kitchen/living spaces
- Industrial heritage features
- Exposed brick walls*
- Concrete ceiling beams*
- Cast iron columns*
- Double-glazed replicas of original windows*

**except Penthouses*



Apartments feature an entry level, then stairs either up or down to the main living spaces.

Typical two-bedroom apartment with courtyard-facing living room



Duplex Living

The dual-aspect apartments are spread over two floors, with dramatic double-height living rooms providing a sense of volume and light rarely seen in the city.

Airy, spacious and versatile living areas feature eye-catching double-stacked windows (aside from Levels 11/12) ensuring these bright and open rooms are filled with light, making them the perfect space in which to get creative, entertain or just kick back and relax.

Upper mezzanine levels look out over the inner courtyards, tranquil dock waters or South Lane.

Choose from two primary layout configurations: enter your apartment at either the upper or lower level, with architecturally designed staircases linking the two floors.

**except Penthouses*

- High-speed fibre-optic telecoms
- Estimated B Energy Rated apartments on completion
- Centralised Heating System for the building to provide metered hot water and heating, on demand, throughout the day and night
- A low carbon district heating system, planned by Mersey Heat and Vital Energy, to replace the building's centralised heating system in the future. Residents would receive guaranteed discounts from market rates, and Tobacco Warehouse would become one of the most energy efficient heritage buildings in the UK.



Kitchens

- Designed to make cooking a joy not a chore, each apartment comes with a fully-equipped kitchen, kitted out with European-manufactured appliances.
- Standard amenities include touch control induction hobs, integrated oven, dishwasher, fridge freezer and washing drying machine.
- Under-cabinet lighting, generous preparation areas, sophisticated cabinetry and durable timber-effect floor tiles make hosting friends and family a breeze.



Interested in an apartment?

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Bathrooms

- Fully-fitted bathrooms are tiled with geometric ceramic floor tiles and full height grey and white mosaic tiles (floors 1-3/ Corridor Level 1) or black & white subway tiles (floors 4+).
- All apartments have at least two bathrooms; some larger units have three.
- Bedroom en-suites have walk-in showers, while the main bathrooms have a bath with shower head and screen.



More information

View details and floor plans for all apartments at www.TobaccoWarehouse.co.uk

Heating

All apartments within Tobacco Warehouse are planned to be serviced by the Mersey Heat District Heat Network for heating and hot water.

Who are Mersey Heat?

Mersey Heat are the Energy Services Company (ESCO) for the scheme and are responsible for ensuring that low cost, low carbon energy is delivered to Tobacco Warehouse and your home. Mersey Heat is a heat supply company and is the name that you will see on your customer bills and all communication. Mersey Heat is fully owned by Peel L&P.

Mersey Heat has chosen Vital Energi, who specialise in energy generation solutions and the management and operation of these systems, as the delivery contractor for the Liverpool scheme. Vital Energi are one of the largest and longest established installers of district heat networks in the UK and have a highly experienced team.

This District Heat Network will contribute towards the UK Government's targets to reduce carbon emissions by 80% of 1990 levels by 2050 and help to make Liverpool's North Shore a greener place to live, work and visit.

Where does the heat come from?

Hot water generated from a central heat source (the energy centre) is transmitted around a district wide network of super insulated underground pipes to homes and businesses to provide space heating and domestic hot water. This system is much more efficient than generating the heat in each property and saves both money and carbon for customers.

How will I control my heating and hot water?

You will be able to control your heating and hot water through a typical 24/7 programmer similar to what you may have used elsewhere. The programmer will send a message to the heat interface unit which provide all your heating and hot water demands.

Your Heat Interface Unit (HIU) will be located in the service cupboards, in the corridors external to your home. The HIU is similar in size, appearance and operation to a gas combi boiler and provides instant on demand heating and hot water.



The benefits of being connected to the Mersey Heat network

- Instant, independently controllable heat and hot water
- A price promise ensuring you will pay less than if you were connected to a traditional heating system
- Accurate bills, remotely read and metered utilising the latest energy monitoring technology
- Simple payment methods via mobile app, a smart display unit or a number of other ways designed to suit your needs
- No boiler replacement costs or maintenance costs for your HIU
- Complete peace of mind, no boiler to fail, repair or replace
- Fast response and efficient engineer's 24 hours a day/7 days a week, 365 days a year.
- Increased storage space as no hot water storage required
- Locally produced, locally operated, locally distributed heat
- Dedicated customer service team to answer any queries or provide help and advice

To find out more visit: merseyheat.co.uk

Decoration & Finish

- Walls painted throughout in vinyl matt - Goosewing Grey Colour
- Existing concrete ribbed slab ceiling retained & finished with textured paint - colour white
- Flooring - high-quality underlay with a selection of carpet or laminate floor finishes to purchasers choosing (aside from kitchen and bathroom flooring provided as standard as set out above)



Concrete ceiling beams

Mezzanine gallery

Cast iron columns

Architectural staircase

Double-glazed
heritage-style windows

Built-in appliances

Note - This image is indicative only. The majority of units have kitchen at mezzanine level

Architectural Features

- Exposed brick walls
- Painted concrete ceiling beams
- Modern high-quality metal framed double-glazed versions of the original windows
- Heavy-duty, heritage-style, decorative metal staircase and mezzanine balustrade, powder coated RAL colour 7022 (note exact designs may vary)
- Structural columns fire treated & painted- Acrylic eggshell paint- Colour Umbra Grey – RAL 7022

Windows & Doors

- Modern high-quality metal framed double-glazed versions of the original windows
- Solid core oak flush fire doors
- Satin chrome finished handles, hinges and locks throughout

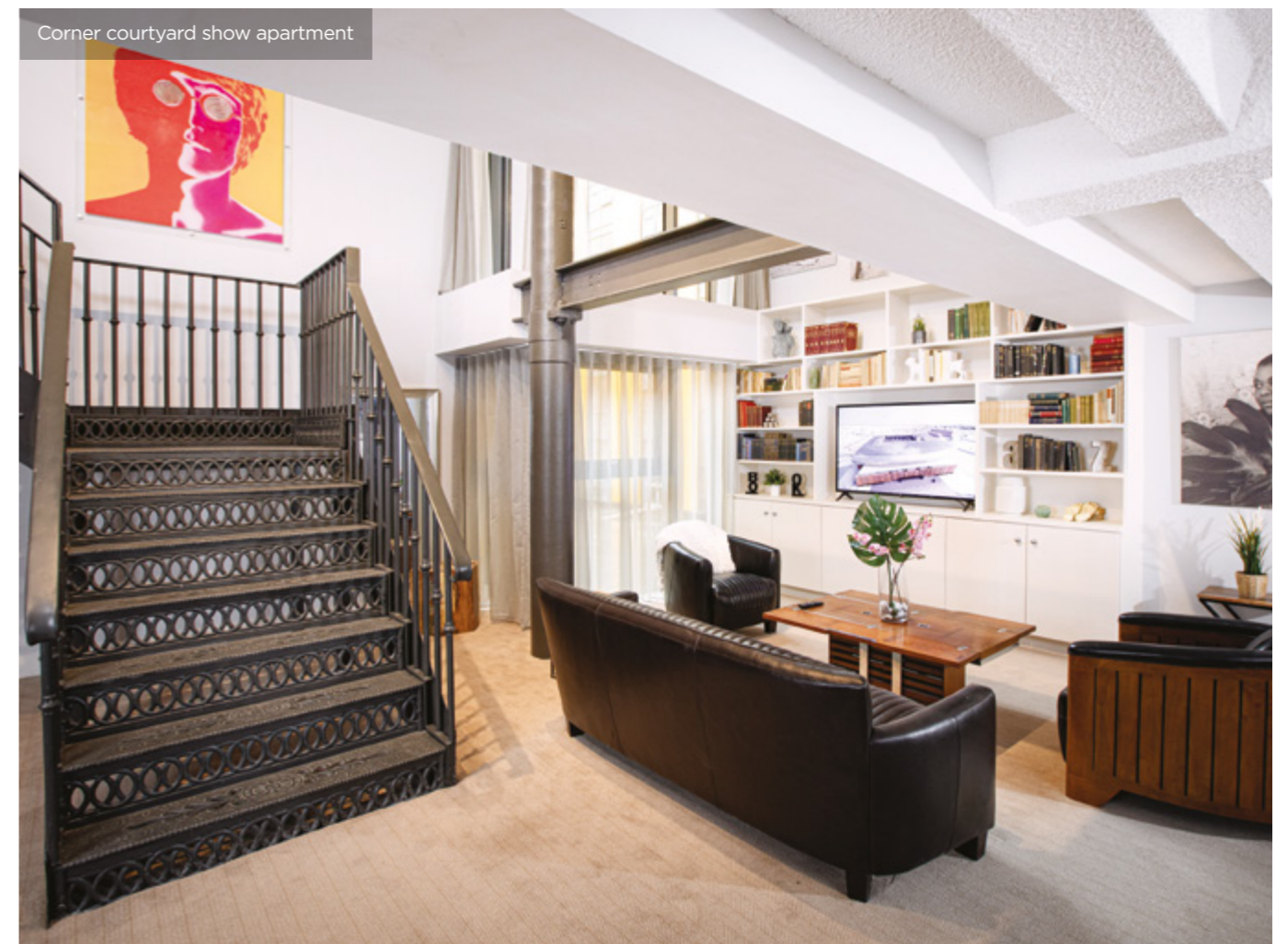
Building Guarantee

- The apartments are covered by a 10 Year Build-Zone Guarantee

Electrical & Media

- Low-energy lighting throughout
- High-speed data points
- Stylish brushed chrome sockets and switches as standard in kitchen area as per show apartment
- Pre-wired for SKY, Virgin Media & Terrestrial TV – Choice of internet and TV service providers
- Mains powered smoke detectors
- Bespoke shelving & media units made to order at cost

Please note all specifications, floor plans, finishes and imagery have been obtained from sources believed reliable but may be subject to errors, omissions or variation without notice. This information is not verified for authenticity or accuracy and is not guaranteed. Interested parties are advised to carry out an independent survey of any property prior to purchase.



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The private residents' lounge sets a new standard for residential amenities in Liverpool



Creating a future

Tobacco Warehouse is at the heart of an exciting new community. The spacious apartments provide inspiring new homes, and the grand, double-height lobby is the perfect social and meeting space for residents. Stanley Dock and South Lane's buzzing commercial district is envisaged to be a new urban playground, while the revitalised Ten Streets creative district is a hub for new businesses and ideas. Welcome to our future.

Tobacco Warehouse (left), South Lane and South Warehouse (right)

“The King Kong of Liverpool’s Docklands”

John Hinchliffe, Former World Heritage Officer



The story

In 1901 Liverpool had a dream: to build the biggest warehouse the world had ever seen - a building fit for a thriving city at the heart of world trade. Tobacco Warehouse was born, a monument to the dreams of hard-working Liverpudlians.

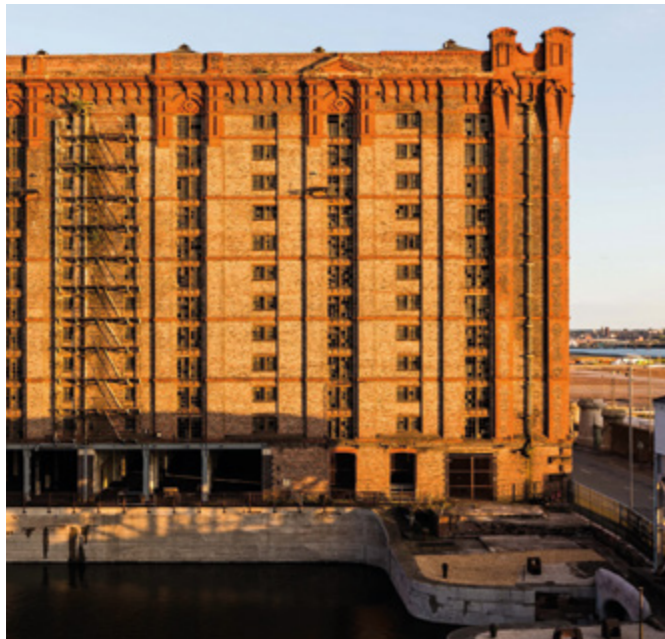
Millions of bricks, thousands of panes of glass and hundreds of steel girders - designed by the renowned architect Jesse Hartley of Royal Albert Dock fame, the building was once the life blood of the thriving Port of Liverpool.

Rum and tobacco imported from exotic locations were stored here, while Liverpool hummed with emigrants from all over Europe preparing to depart for a life in the New World. It quickly became the Second City of the Empire, and trading through its docks and canals was at the core of this success.

But times move on, dreams fade and fortunes change. The Tobacco Warehouse and Stanley Dock fell into disuse and disrepair.

Now it's time to dream big again. To dream of an iconic building made great once more - of a thriving community, a new place to live, work and play.





The vision

Tobacco Warehouse has long been a recognisable part of the Liverpool skyline, dominating Stanley Dock and the surrounding area.

Once an industrial powerhouse, the warehouse will now provide inspiring homes, vibrant businesses and a genuine sense of community. Following extensive refurbishment, it will re-emerge as one of the city's true architectural landmarks, transforming the area into an exciting, desirable residential district.

Heritage, history and character are our most precious assets, and are the foundations for the regeneration - as well as the area's new identity. Our vision is that while maintaining the epic grandeur of the past through its extraordinary architecture, Tobacco Warehouse offers residents every convenience of modern life in a unique, peaceful dockside location.



“Liverpool’s Atlantic Corridor has the potential to become one of the jewels in the North of England’s economy. It’s been a sleeping giant for far too long and now we have for the first time in generations a plan to resurrect its fortunes.”

Mayor of Liverpool

Urban regeneration

Situated 1.5 kilometres north of Liverpool city centre, Stanley Dock is perfectly positioned to benefit from the ongoing development of 148 acres of historic docklands known as the 'Atlantic Corridor'.

Described as "a sleeping giant" by the Mayor Joe Anderson, the 'Atlantic Corridor' encompasses Liverpool Waters and a zone called Ten Streets that runs from the city centre to Stanley Dock.

Former warehouses are being converted into premises for start-up businesses in the artistic, creative and digital fields, and the population is projected to significantly increase in the coming years.

Already home to performance venues, antique markets, nightclubs, and art collectives, Ten Streets is the emerging creative district for Liverpool.



Artist's impression of the Atlantic Corridor

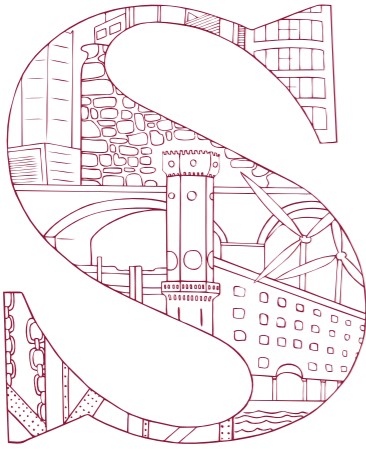


Exceptional buildings and world-class heritage

Stanley Dock sits within Liverpool's World Heritage Site and contains some of the city's most important and dramatic maritime warehouses, including Liverpool's largest listed structure - Tobacco Warehouse. Having UNESCO World Heritage status is a matter of huge civic pride, and ensures the conservation of Stanley Dock's superb architecture for residents and visitors alike.

World Heritage status is given to sites which are of outstanding universal value to the international community. Liverpool's waterfront was inscribed by UNESCO in July 2004 as "The supreme example of a commercial port at the time of Britain's greatest global influence."

This status ranks Liverpool alongside other internationally-known historic cities such as Venice, Paris, Vienna and Edinburgh.



STANLEY DOCK





Contact

Residential

The first units are due for completion in 2020, so we encourage potential residents and investors to act swiftly. For further information, please contact:

Logic Estates
Tel: 0151 920 2404
Email: info@logicestates.co.uk



Commercial

With approx. 100,000 sq. ft. of mixed commercial waterfront space and 538 new apartments, Tobacco Warehouse presents a superb opportunity for retail, offices, cafés, restaurants and gallery space.

For further information, please contact:
Matthews & Goodman
Tel: 0151 236 4552
Email: info@matthews-goodman.co.uk



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