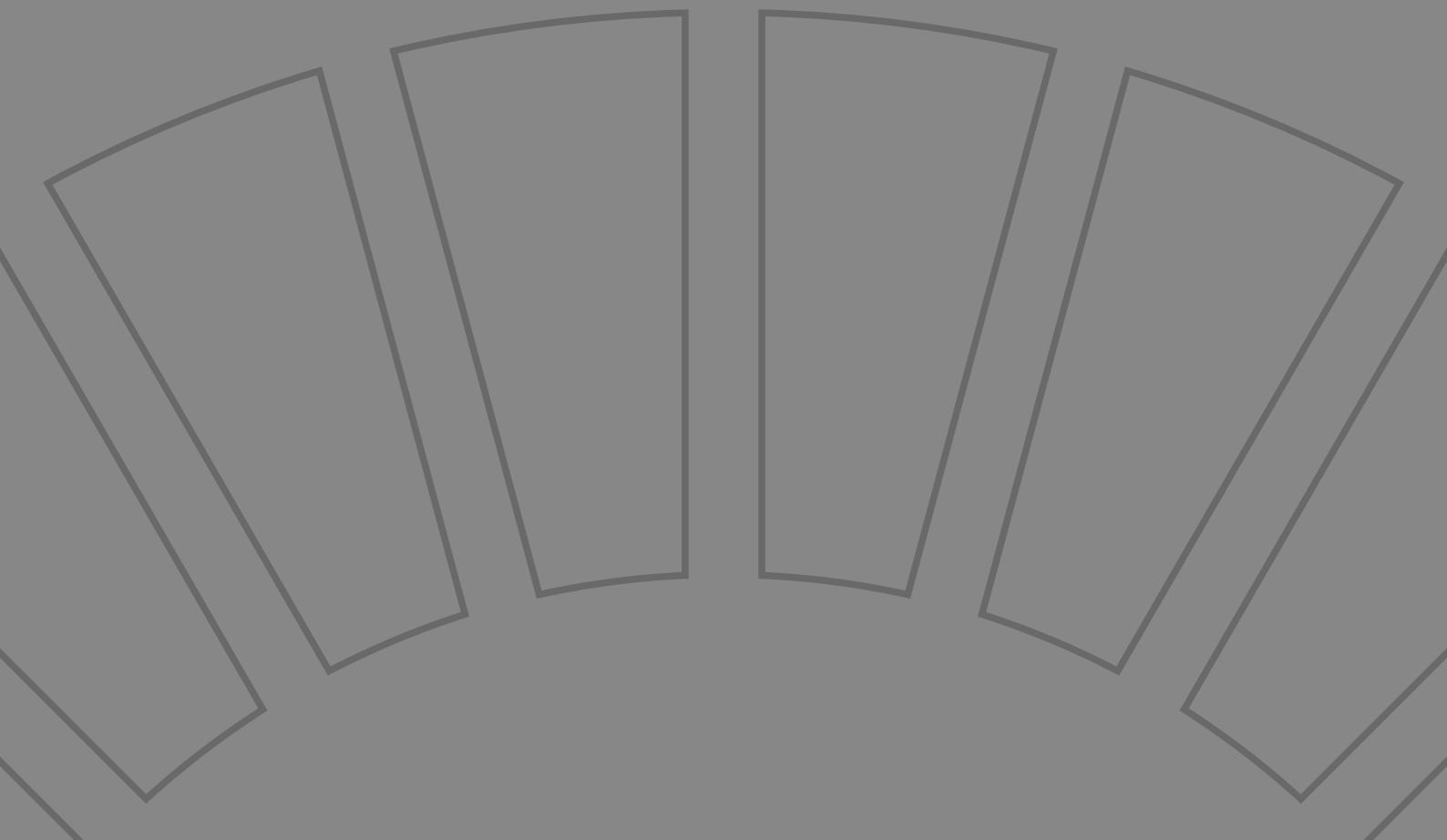
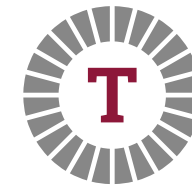




# TOBACCO WAREHOUSE

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



# The Beginning

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 time moves on, dreams fade and fortunes change. The Tobacco Warehouse and Stanley Dock fell into disrepair and remained that way until ‘Stanley Dock properties’??...acquired the site in xxxx and spent £xxx initially transforming Stanley Dock into the 4\* Titanic Hotel and Rum Warehouse. This has now become one of the highest quality hotels in the city and a firm favourite for locals and visitors alike.

Now it's time to dream big again. To awaken the sleeping giant and turn this iconic building in to a thriving community – a brand new place to work, live and play.

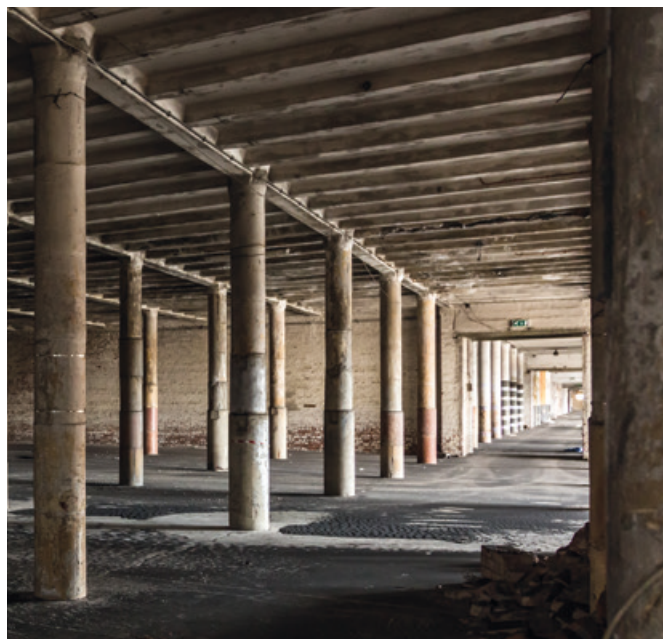




Tobacco Warehouse (artist's rendering)







## 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 combining an eclectic mix of cafes, bars, restaurants and shops along with new and unique places to work, play, visit and relax. Following extensive refurbishment, it will re-emerge as one of the city's true architectural landmarks, transforming the area into an exciting and desirable commercial and 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 will offer occupiers, residents and visitors every convenience of modern life in a unique 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."

Joe Anderson, Mayor of Liverpool



# Liverpool... is All You Need

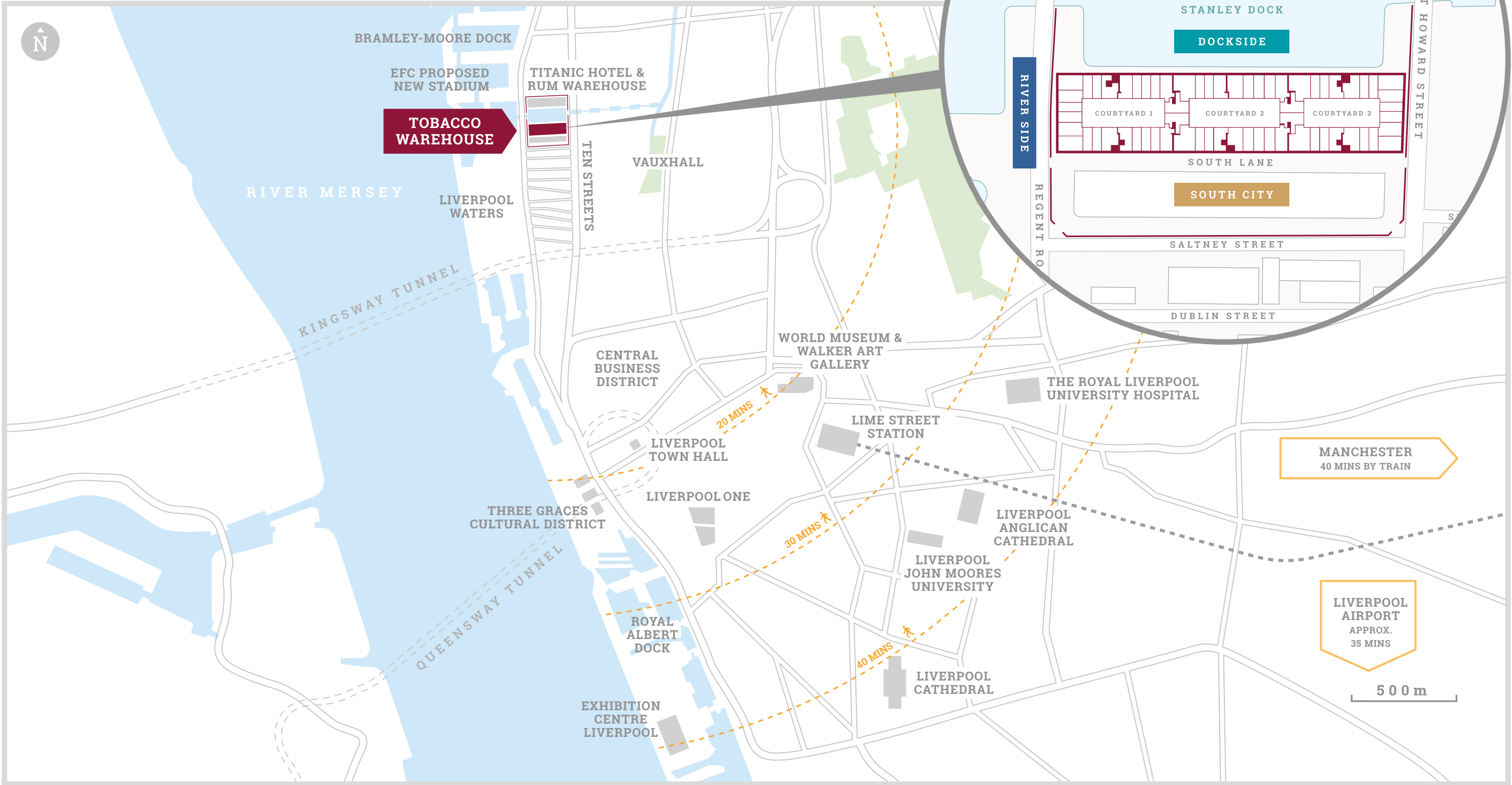
Liverpool is a city with unique attractions, exciting events, world class sport, unrivalled musical heritage and famously warm welcomes. With the largest collection of museums and galleries outside London, Liverpool's culture, creativity and heritage are at the very heart of the City.





# Location

Tobacco Warehouse is within a 2 minute drive 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.





# An exciting new neighbourhood

Located just over a mile from the Three Graces and Liverpool's central 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.





# Iconic design

This iconic waterfront project is an exemplary marriage of historic architecture and contemporary regeneration. It preserves the essence of Tobacco Warehouse's past whilst repurposing it for a long and prosperous future.





# The building

Tobacco Warehouse is one of three architecturally important buildings that make up Stanley Dock. This spectacular Grade II Listed structure enjoys spectacular views from every elevation - overlooking the calm waters, Liverpool's Unesco World Heritage waterfront, the city centre skyline and newly constructed 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



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

Jenny Douglas, Liverpool Vision





# The Space

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

The expansive 100,000 sq ft ground floor and 40,000 sq ft basement of Tobacco Warehouse will be home to new workspaces, cafes, restaurants and retailers. Bristling with ideas, enthusiasm and energy, this iconic corner of Liverpool will be the perfect place to visit, work, relax and socialise.

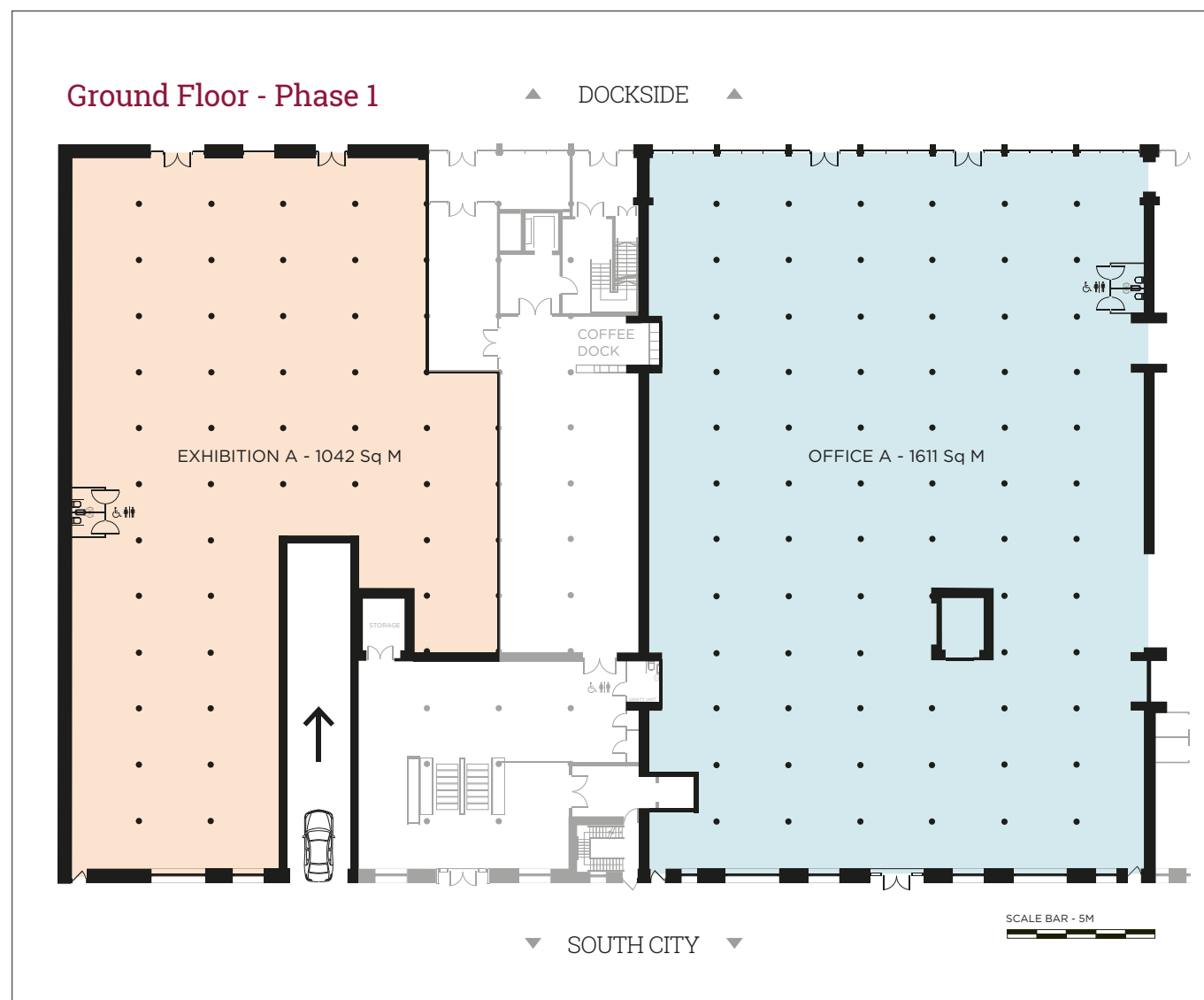
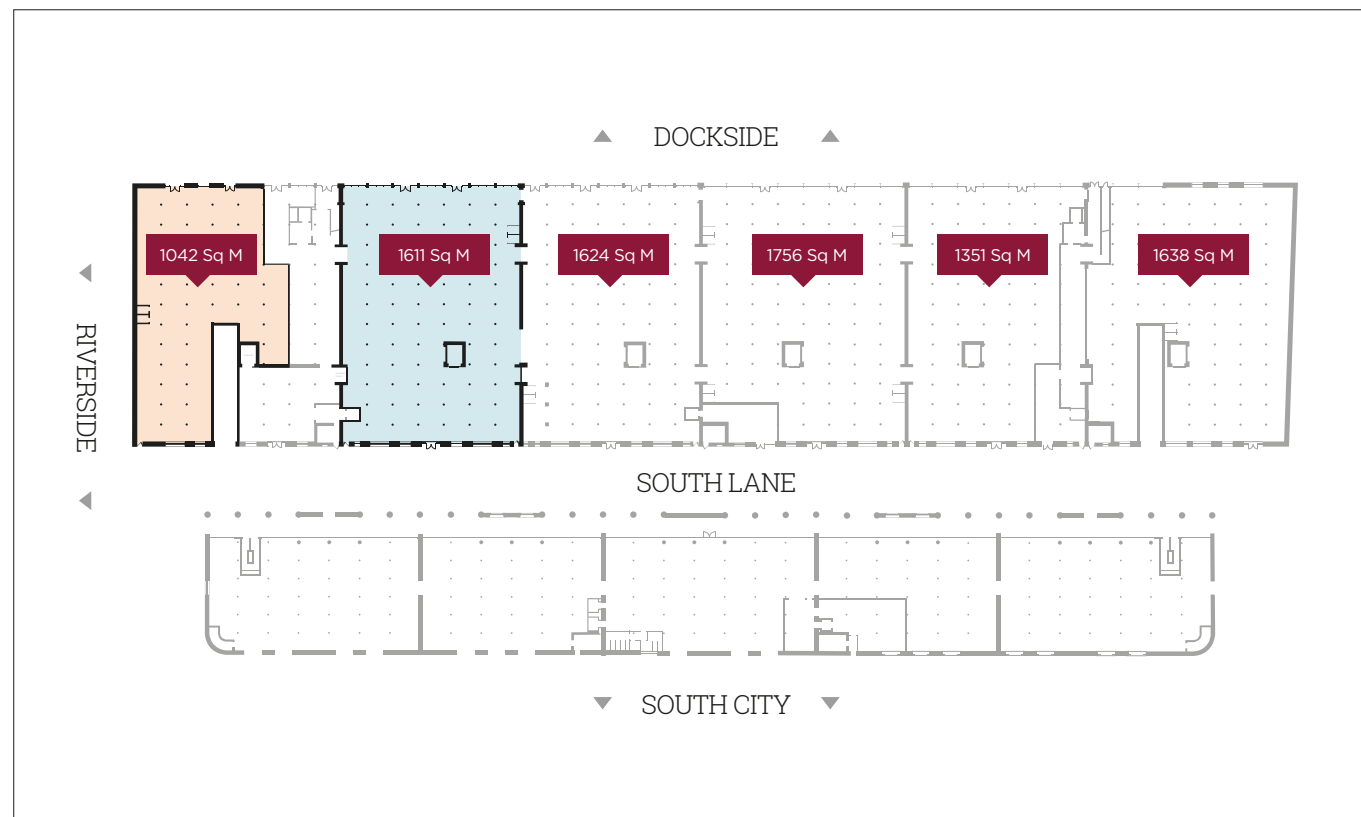
The upper floors of Tobacco Warehouse will be home to 538 apartments – generous open-plan duplex living spaces evoking New York-style loft living.

South Lane's buzzing commercial district will be a new urban playground, complementing the revitalised Ten Streets creative district and supporting the existing and new communities of the Tobacco Warehouse, Liverpool Waters and visitors from near and far. A hub for new businesses and ideas...welcome to our future!



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







# Specification



# Urban regeneration

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 of Liverpool, Joe Anderson, the Atlantic corridor encompasses Liverpool Waters and the Ten Streets regeneration areas that connect the city centre to Stanley Dock.

Former warehouses are being converted into premises for new businesses in the creative, artistic and digital/tech fields, and the population is set to increase significantly in the coming years.

Already home to performance venues, antique markets, nightclubs and art collectives, Ten Streets is Liverpool's newest creative district.



Artist's impression of the Atlantic Corridor



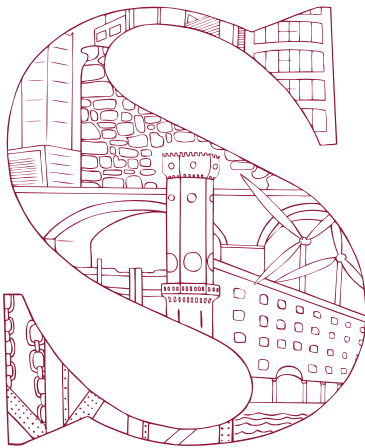


# Exceptional buildings and world-class heritage

Stanley Dock sits within Liverpool’s World Heritage site and contains some of the city’s most important and dramatic maritime warehouses. Within the site, the Tobacco Warehouse is Liverpool’s largest listed single structure. Having UNESCO World Heritage Status is a matter of huge civic pride and ensures the conservation of Stanley Dock’s unrivalled architecture.

World Heritage Status is given to site 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, Berlin and Vienna.



STANLEY DOCK







# Contact

## Commercial

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With approx. 100,000 sq.ft. 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:

**Lynn Haime**  
**Matthews & Goodman**  
**Mobile:** 07884 440 140  
**Tel:** 0151 236 4552  
**Email:** [lhaime@matthews-goodman.co.uk](mailto:lhaime@matthews-goodman.co.uk)



## Residential

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The first units are due for completion in 2021, so we encourage potential residential investors to act swiftly. For further information contact:

**Logic Estates**  
**Tel:** 0151 920 2404  
**Email:** [info@logicestates.co.uk](mailto:info@logicestates.co.uk)



## Important notice

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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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