

# Distinguished Grade A Workspace

700 sq ft to 70,000 sq ft

# edward pavilion



ALBERT DOCK - LIVERPOOL





## The New Vintage

**A** highlight of Liverpool's world-famous Albert Dock, Edward Pavilion is a 19th century warehouse with beautifully preserved original features – including cast-iron columns, Victorian brickwork and a barrel-vaulted ceilings.

A comprehensive refurbishment – due for completion in Q4 2018 – will retain these features within the context of a stylish and desirable office environment. Expect to be wowed.



## World Famous

**T**here's nowhere quite like the Albert Dock. As the largest collection of Grade 1-listed buildings in the UK and a UNESCO World Heritage Site, it links Liverpool's seafaring past and pacesetting present while mirroring its unique character: colourful, friendly and industrious.

The Albert Dock's vibrant business community – the likes of Yodel, HH Law and Smaller Earth – works amidst some of the city's key attractions, including Tate Liverpool, The Beatles Story and Merseyside Maritime Museum. (Did you know that Liverpool has more galleries and museums than any city outside of London?) Lunchtime strolls don't get much better.



## Nearby

1. Tate Liverpool
2. Maritime Museum
3. Holiday Inn & Premier Lodge
4. Jury's Inn
5. Echo & BT Convention Centre
6. Hilton Hotel
7. Liverpool ONE
8. James Street Station
9. Liverpool Town Hall
10. Museum of Liverpool
11. Three Graces
12. Lime Street Station



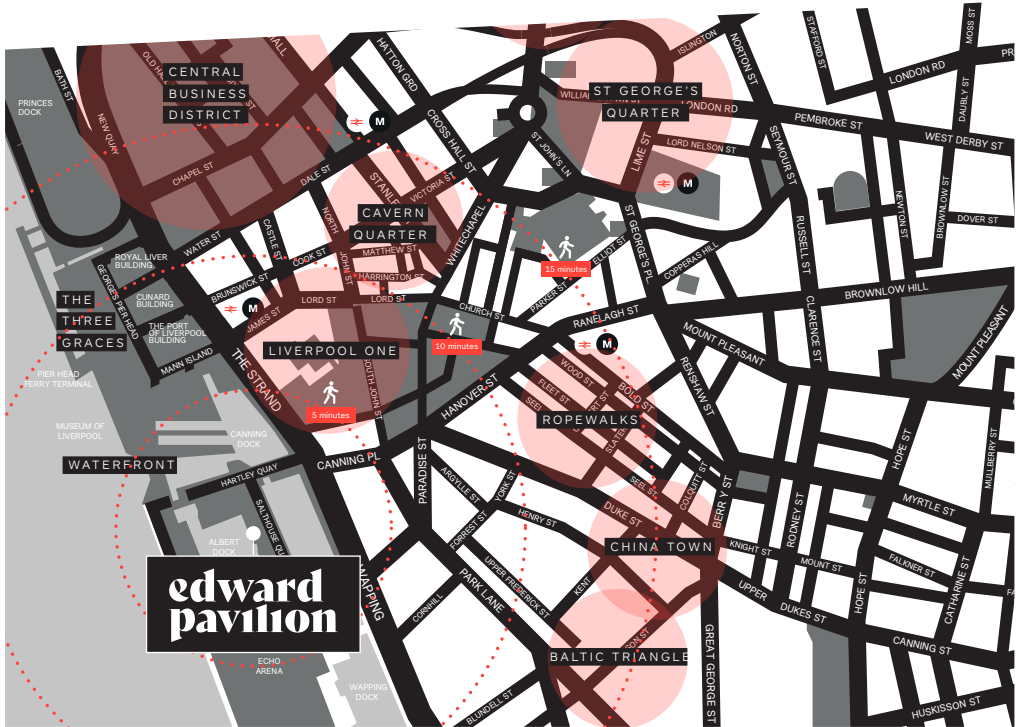
# Hey Neighbour

The spectacular Liverpool ONE open-air shopping centre – the UK’s largest – is easily accessible from the Albert Dock via a pedestrian walkway. There you’ll find John Lewis, Debenhams, a 14-screen Odeon and just about every retail option imaginable.



A 10-minute stroll takes you into the Baltic Triangle,

Liverpool’s answer to hipster enclaves such as London’s Shoreditch and Manchester’s Northern Quarter. Alternative and independent are the watchwords here.

Also just 10 minutes away are the ‘traditional’ business district and the Ropewalks area – the epicentre of Liverpool’s famed cultural scene and electric nightlife.



## Times

-  **Liverpool ONE/Q-Park**  
3 min walk
- James Street train station**  
5 min walk
- Liverpool Lime Street train station**  
15 min walk
- Manchester**  
40 min train journey
-  **London Euston**  
2 hr 15 min train journey



# Amenity

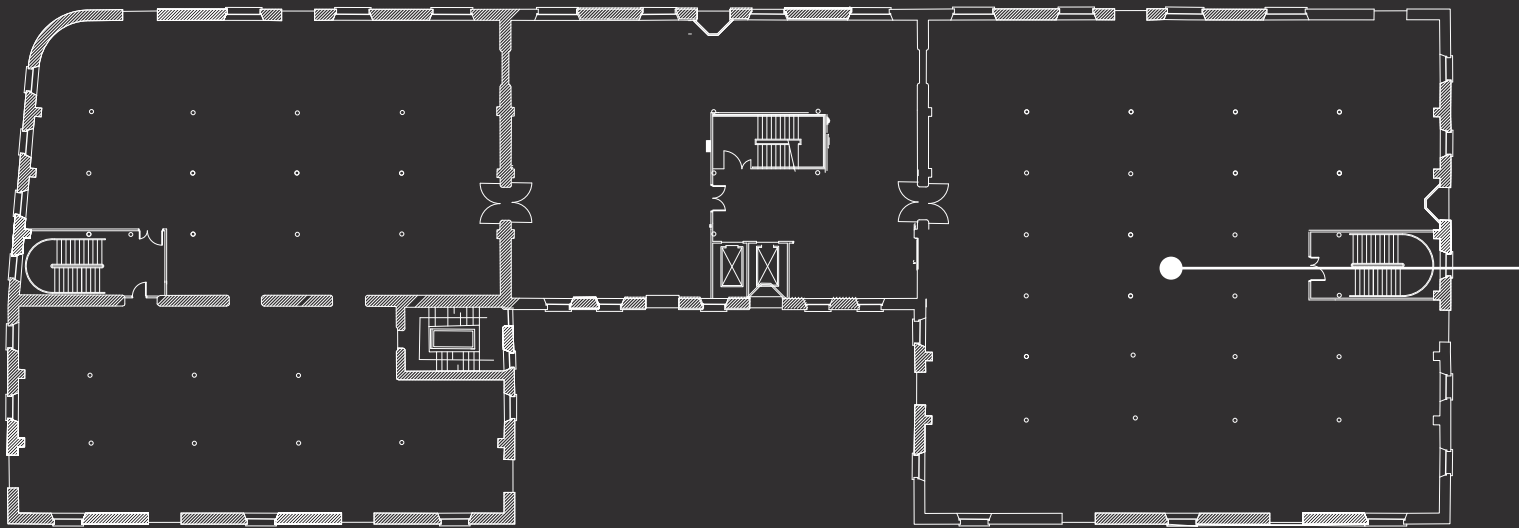
The building will also host stylish co-working space with common amenities available to all tenants, including a comfortable meeting

rooms, informal breakout areas, public wi-fi, private phone booths and a convenient café. Tenants will also be invited to regular networking, educational and social events in the space.





# Availability



4th	1,625.38	17,496
3rd	1,580.78	17,016
2nd	1,565.92	16,856
1st	1,356.34	14,600
Basement	142.60	1,535
Total	6,255.79	67,339



\* Indicative office floor



Space available from 700 sq ft - 70,000 sq ft across four floors. 19 car parking spaces available at approx. 1 space per 4,000 sq ft.

# About The Developer

**160 Aldersgate Street,  
London**  
202,000sf  
DLA Piper HQ  
Grade A Office



**10 Montrose Street,  
Glasgow**  
60,000sf  
refurbished  
character space



Castleforge Partners is a pro-active landlord, with holdings of over 1 million square feet throughout the UK. We pride ourselves on being responsive, flexible and are fully funded to ensure we can meet tenant requirements fast with no external decision making.

[www.castleforgepartners.com](http://www.castleforgepartners.com)

# All Enquiries

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