hythe
at Wirral Waters
Wirral Waters

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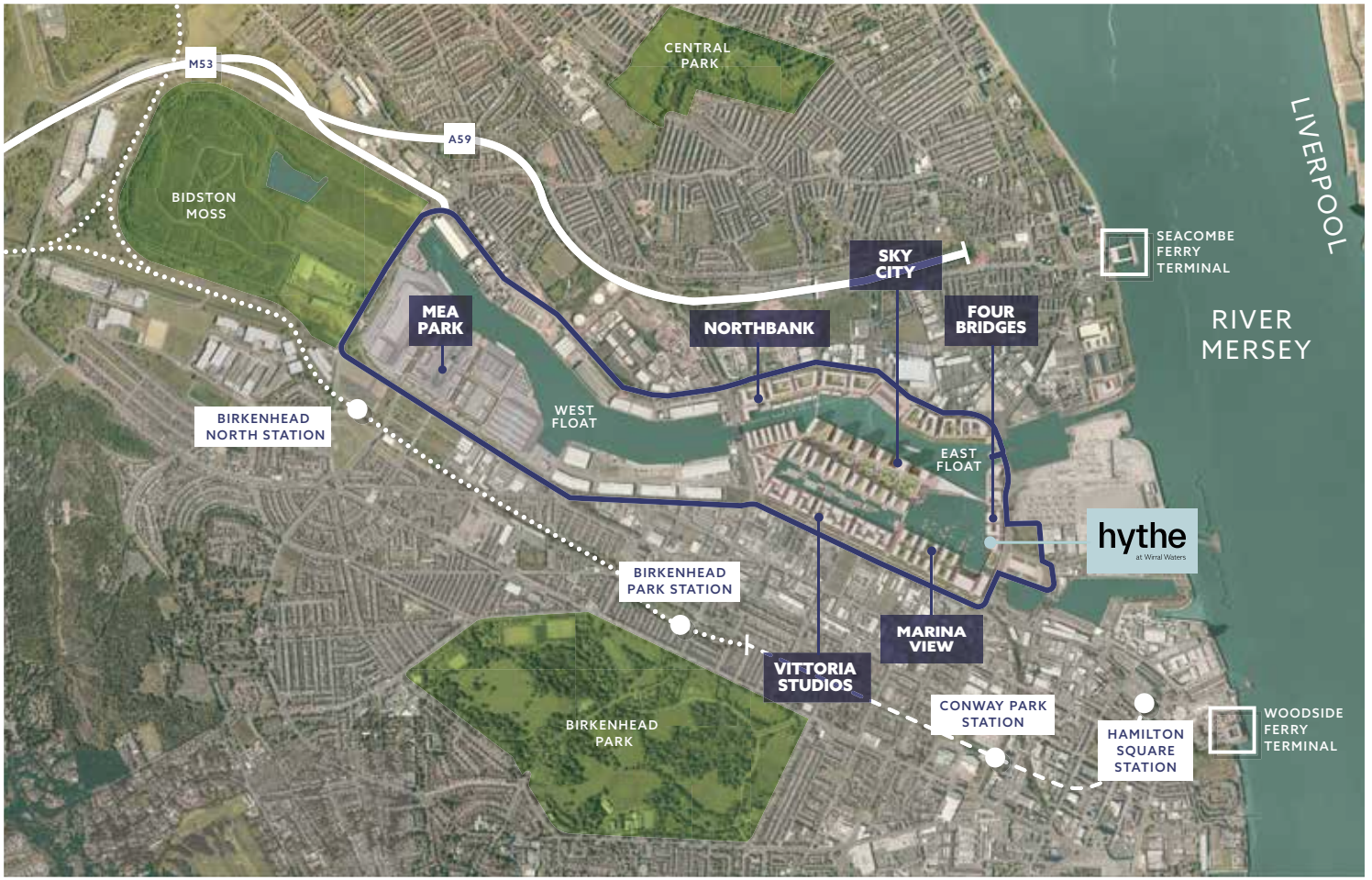
Wirral Waters

The largest regeneration project in the UK.
We are now in delivery phase, with huge milestones being achieved between now and 2025.

Wirral Waters Masterplan

Wirral Waters is a place led, neighbourhood driven city extension, comprising a mix of residential, manufacturing, office, retail and educational uses.



Planning consent for 20 million sq ft of mixed use floorspace	‘A place for all’ on the Left Bank of the River Mersey	A government designated Enterprise and Housing Zone	The Western Gateway into the Northern Powerhouse	A strategic priority project for Wirral Council and the Liverpool City Region	Sustainability at the heart of the project

Location Context

Wirral Waters

Four Bridges Neighbourhood

1. Tower Quays Offices
2. Egerton Village
3. Kingsgate
4. Wirral Met College
5. New Tower Road Streetscape
6. Maritime Knowledge Hub

Northbank Neighbourhood

7. Belong Village
8. Peel & Urban Splash JV - East Float
9. Redbridge Quay
10. Millers Quay
11. Birkenhead Tunnel
12. Seacombe Ferry Terminal
13. Vittoria Studios
14. Sky City Development Area
15. East Float Dock
16. Orsted O&M Facility

Liverpool

1. Liverpool Waters
2. Liverpool Commercial District
3. Princes Dock
4. The Three Graces
5. Mersey Ferry Terminal
6. Museum of Liverpool
7. Liverpool Metropolitan Cathedral
8. Liverpool One
9. The Royal Albert Dock
10. Liverpool Anglican Cathedral
11. M&S Bank Arena

Four Bridges Neighbourhood

The Four Bridges neighbourhood is transforming into a mixed use hub for commercial, retail and leisure space, with sustainability and community at its core. hythe will be at the heart of this neighbourhood.

hythe

noun: hithe; plural noun: hithes;
noun: hythe; plural noun: hythes

1. a landing place or small harbour for ships or boats.

A port in a storm.

A place of still and calm,
with open space and views.

An environment for all

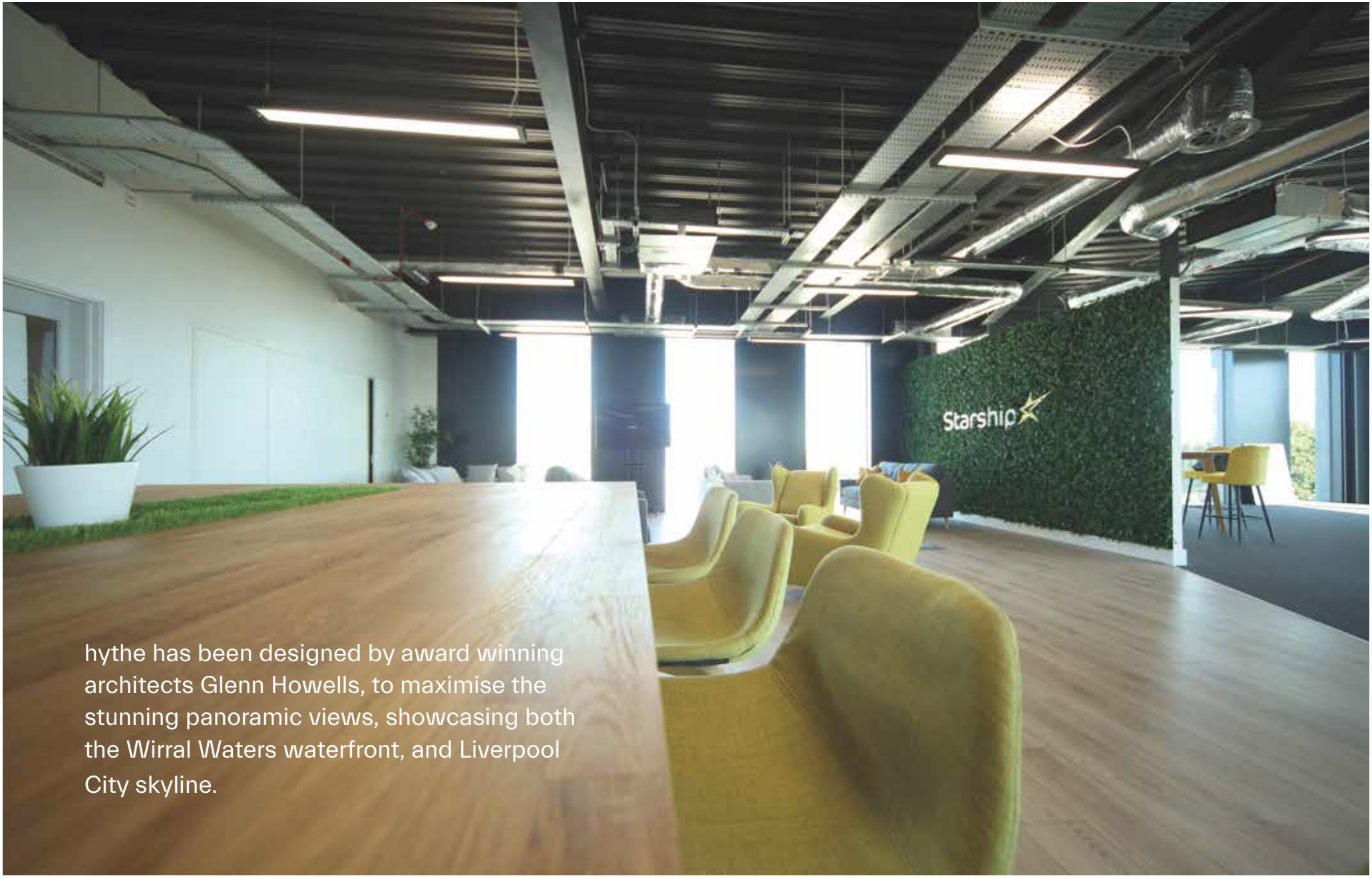
hythe is the first Grade A office building to be developed speculatively on the Wirral for over a decade.

A collaborative hub

The ground floor will be a hub for collaboration, flexibility and creativity.

- Provision for meeting rooms and break-out space

Entrance view - reception/communal workplace



hythe has been designed by award winning architects Glenn Howells, to maximise the stunning panoramic views, showcasing both the Wirral Waters waterfront, and Liverpool City skyline.

Health and Wellbeing

Health and Wellbeing is at the heart of Wirral Waters and the Four Bridges neighbourhood.

At hythe, you will be surrounded by:

- A brand new streetscape, completed February 2021, designed for active travel and with health and wellbeing as a top priority
- Waterfront views, surrounded by blue space
- 130 new trees planted along Tower Road, right on your doorstep
- A thriving, sustainable community
- A place that's reflective of the space around it. hythe will offer a culture that exudes positivity and creativity.

Amenities

Next door to hythe, Egerton Village will house a restaurant and a range of shops, and will be a thriving hub for the arts and creative industries.

Coffee shops

Convenience store

Bars and restaurants

Business space

Event space

Public space

Specification Summary

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- Planning grid 7.5m
- Designed to an occupational density of 1:8 sq.m
- Finished floor to celling height 2.8m
- Fully accessible raised floors (150 mm clear void)
- Floor loading capacity 3.0 kn/m^2 + 1.0 Kn/m^2 for partitions
- VRF air conditioning system
- LED lighting for all office areas (400 Lux at desk height)
- 2 no. 21-person passenger lifts
- 9 dedicated car parking spaces
- Dedicated shower and changing facilities
- Meeting rooms
- Communal break-out space

Sustainability

- The building has been designed to achieve BREEAM “Excellent” for Shell & Core
- Fabric first approach with efficient building systems
- Photovoltaic panels
- 2 electric car charging points

Travel to Work

- **Building users to have access to cyclist welfare facilities to BREEAM and Wirral Council standards**
- Secure bicycle racks
- Showers and changing areas
- Lockers

Digital Connectivity

- Superfast broadband connectivity with speeds of up to 1GB
- First-rate technology infrastructure
- Secure and reliable services based on open-network architecture

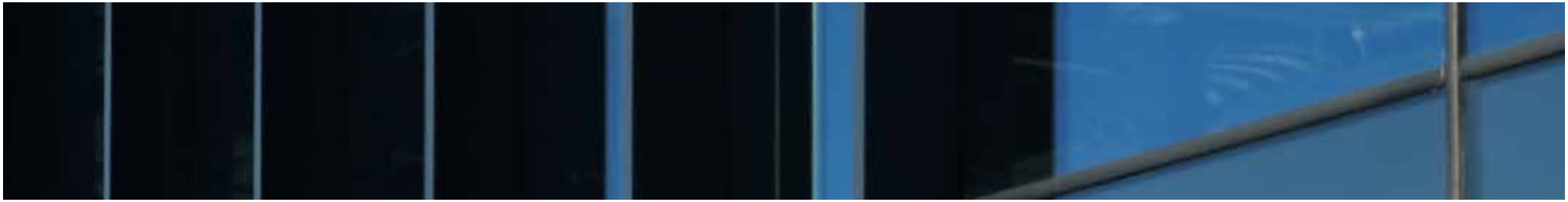
WiredScore PLATINUM

Availability

Ground Floor Office	6,211 sq ft	(577 sq m)	AVAILABLE
First Floor	9,117 sq ft	(847 sq m)	LET
Second Floor	9,117 sq ft	(847 sq m)	LET
Total Floor Area	25,080 sq ft	(2,330 sq m)	

The above Net Internal Floor Areas have been taken from Architects scale drawings and have been measured in accordance with the relevant RICS Code of Measuring Practice.

hythe will have high quality finishes and flexible floorplates, which will be capable of sub-division to accommodate a variety of occupiers.



Floorplans

Ground Floor

Ground Floor Office

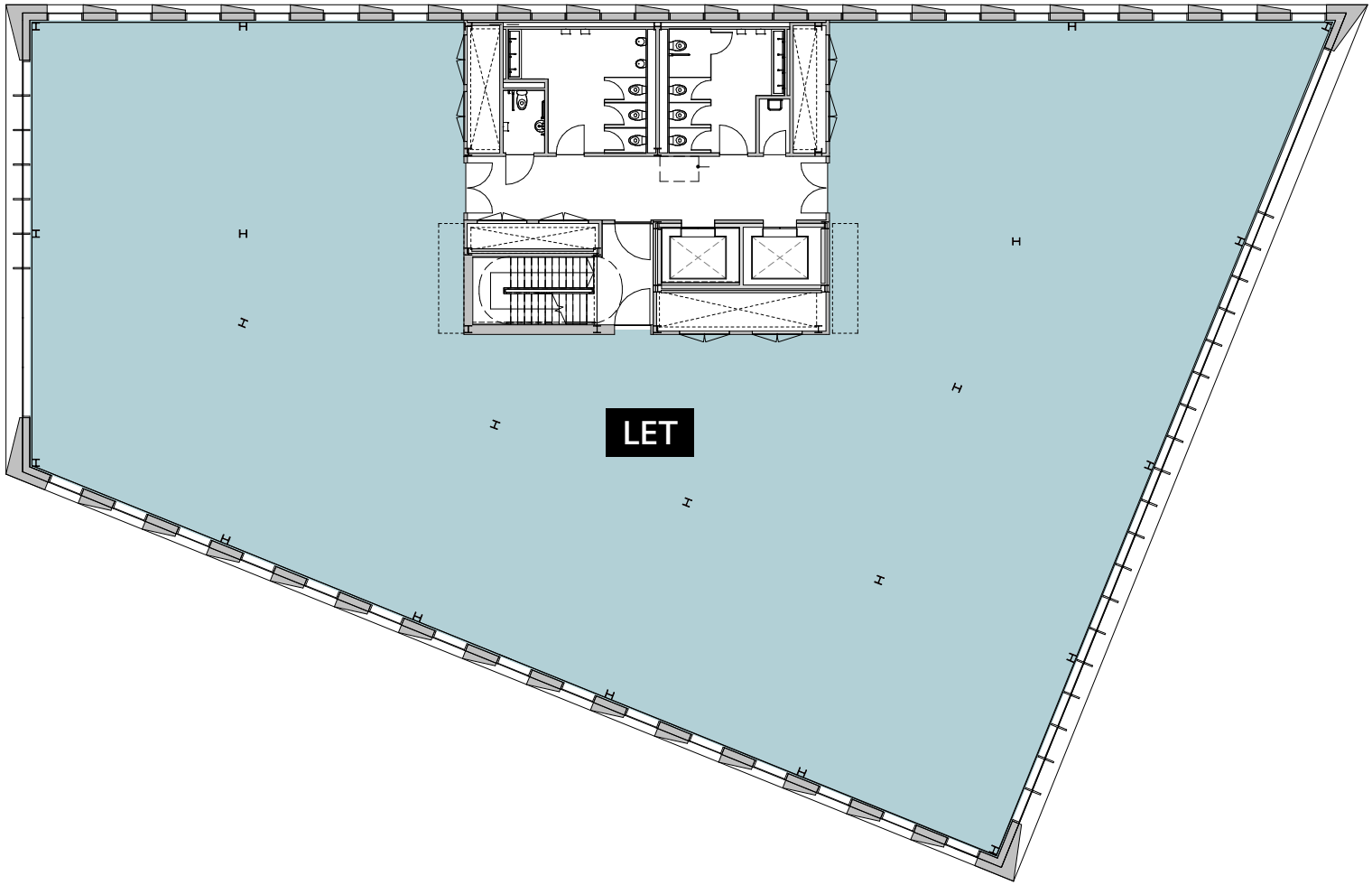
6,211 sq ft (577 sq m)

Floorplans

First Floor

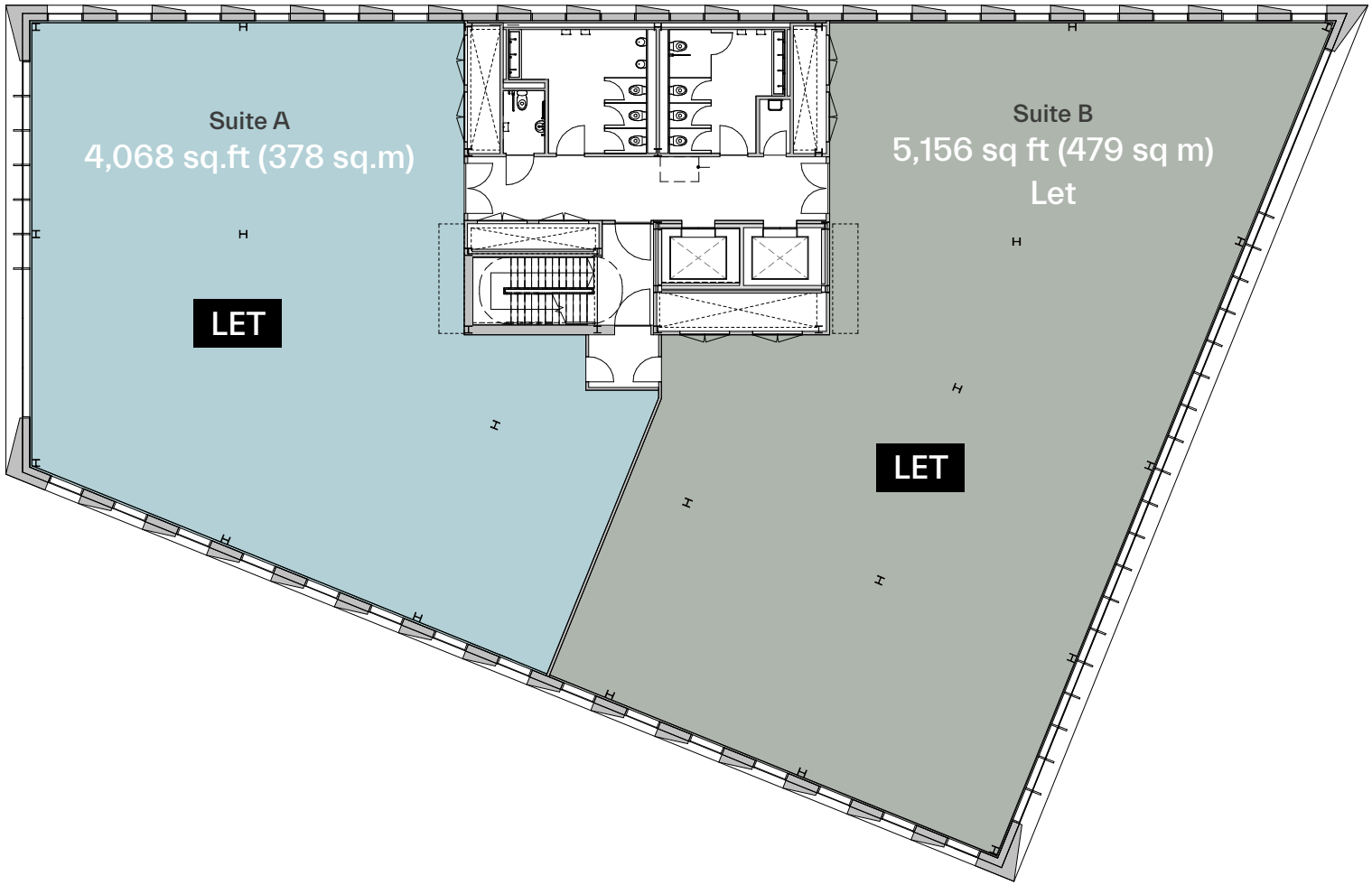
9,117 sq ft (847 sq m)

The design of the floorplates and building services enables each floor to be subdivided into two suites if required. A typical upper floor provides approx. 9000 sq ft net internal area (NIA).



Floorplans

Second Floor



Local Economy

Wirral stands on the threshold of a new era in its economic history.

The Liverpool City Region consistently has growth rates well above the national average and is well positioned to capitalise on the strengthening UK economy.

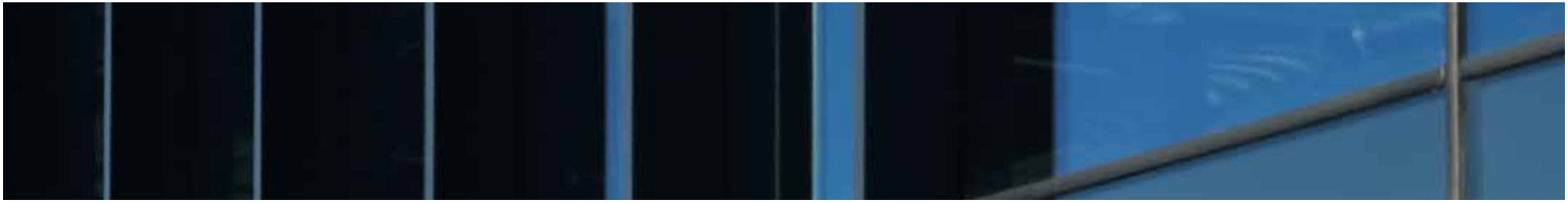
Wirral has been a key player in developing the Atlantic Gateway strategy which recognises the potential for growth linked to the maritime, port and energy sectors. By harnessing the unique natural qualities of the Mersey and linking assets, a broader economic growth programme can be delivered that reflects Wirral's position within the Northern Powerhouse.

One of Wirral's key strengths is its strong growth in both business start-up rates and its thriving small business population.

Since 2011 Wirral has contributed some 33% of the total increase in enterprises across the Liverpool City Region and Birkenhead in particular is becoming an increasingly attractive place to do business.

Driving growth also means capitalising on the Visitor Economy. This sector is already strong and will continue to support the revitalisation of Birkenhead by capitalising on the power of the river frontage where the best view of one of the most famous waterfronts in the world can be seen.

Unilever the contact company CAMMELL LAIRD Typhoo Ørsted



Education

Wirral Metropolitan College's award winning construction facility is located on site at Wirral Waters, next door to hythe.

Wirral Met is the largest provider of 16-18 education, adult education, training and apprenticeships in Wirral. In neighbouring areas, further quality educational establishments include Liverpool John Moores University, University of Liverpool, the North West Engineering College, Warrington Collegiate and Mid and South Cheshire Colleges.

Talent Pool

There are more than 160,000 students and almost 62,000 graduates per year within commuting distance.

Well Connected

Located close to the universities of Manchester, Liverpool and Chester.

Large Graduate Catchment

Businesses choosing to base themselves at Wirral Waters are perfectly placed to benefit from one of the largest graduate catchments in the UK.

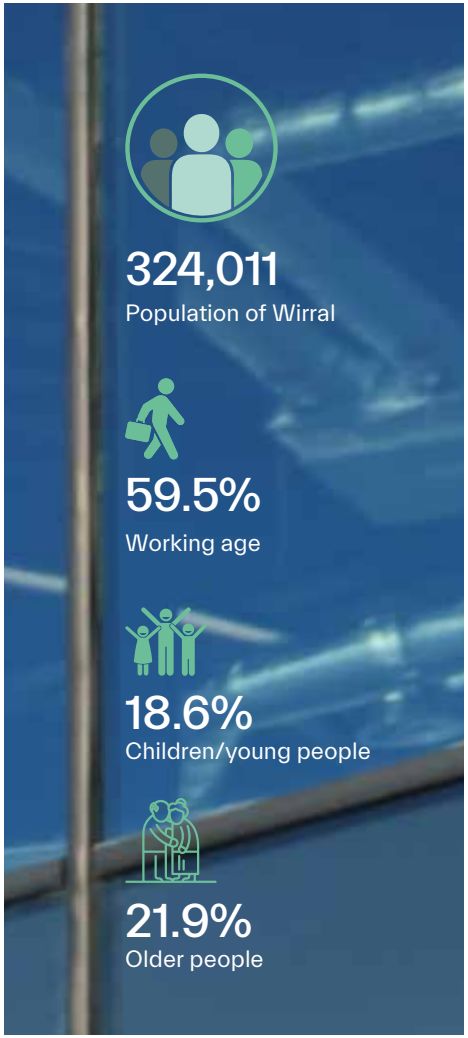
Business Support

The Wirral Chamber of Commerce has the tools to support your business to grow. They will pair you with a suitably experienced Chamber of Commerce business advisor who can provide:

- Intensive business diagnostics
- An action plan for growth
- Access to an informed and managed brokerage service to connect you with additional follow-on commercial business support
- Support in business planning, HR, marketing, funding, tender opportunities and business processes
- Recruitment and skills support
- An active network of sector-based forums supporting local supply chain

Wirral Chamber of Commerce

Demographics



Business Sectors of the Wirral

- Advanced Manufacturing /Engineering
- Energy
- Financial, Professional Business Services
- Construction
- Digital & Creative
- Visitor Economy
- Community Business
- Health
- Maritime
- Automotive

8,785 enterprises in Wirral, of which:

88.7%
Micro Business
0-9 Employees

9.4%
Small Business
0-49 Employees

1.6%
Medium Business
50 - 249 Employees

0.3%
Large Business
250+ Employees

Liverpool City Region

- Liverpool City Region population at 1,529,600 in 2017, projected to increase to 1,542,300 by 2020
- £10bn investment in Liverpool Waters and Wirral Waters mixed-use waterfront projects
- North West economy worth £176.6 billion
- Over 52,890 Liverpool City Region businesses, and 315,860 North West businesses
- Liverpool City Region's Visitor Economy is worth £4.98 billion
- The creation of over 100,000 additional jobs in the Liverpool City Region by 2040
- A net increase of 20,000 businesses over the next 25 years

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Strategically Connected

The City of Liverpool complements the commercial potential of Wirral Waters and is easily accessible from the River Mersey by road, rail and ferry. Manchester and Chester are also within close proximity, with excellent transport connections to both cities.

Superfast Broadband

With the Enterprise Zone status comes benefits in superfast broadband. The site has 5G connectivity.

By Motorway

Immediate access to the UK's national road network on the M53 motorway. The M53 connects to the M56, strategic M6 north/south corridors and the M62 east/west corridor. Linked to Liverpool City Centre via two tunnel connections.

By Train

2 minute walk to Birkenhead North on the Merseyrail network. Direct link via Liverpool Lime Street to London Euston and West Coast Main Line.

By Ferry

The site is a 5 minute walk from the ferry terminal at Seacombe. The Mersey Ferry takes you to Pier Head at Liverpool's famous waterfront.

By Air

Liverpool John Lennon Airport is a 35 minute drive away. Manchester Airport is 50 minutes away, offering further international connectivity.

By Car

Connected to all the UK's major energy, automotive and industrial hubs. With immediate access to the UK's national road network on the M53 motorway. The M53 connects to the M56, strategic M6 north/south corridors and the M62 east/west corridor.

Wirral Streetcar

The Streetcar will connect Woodside Ferry Terminal, Hamilton Square Station and Seacombe to East Float, West Float, Birkenhead North Station and Bidston.

Peel Port Liverpool and Manchester Ship Canal

Wirral Waters sits within Peel Port Liverpool. Peel Port Liverpool is one of the largest, busiest and most diverse ports in the UK and is home to Liverpool2, a £300 million deep water container terminal.

Local Connectivity

Car

Liverpool
15 mins

Chester
30 mins

Manchester
1 hr

Birmingham
1 hr 50 mins

London
4 hrs

Train

Hamilton Square Station
10 min walk

Conway Park Station
13 mins

Liverpool Lime Street station (via Hamilton Square Station)
21 mins

Manchester Piccadilly
1 hr 40 mins

Flight

Liverpool John Lennon Airport
35 mins

Manchester Airport
50 mins

Ferry

Liverpool
10 mins

Peel L&P Sustainability

For Peel L&P, sustainability means delivering benefits to communities and the environment in everything we do.

We understand the environment we live and work in and we're here for the long-term. We aim to ensure that everything we do has a sustainable legacy for generations to come.

Sustainability is achieved across our three pillars:

Our work brings these pillars to life; delivering our promise for social and environmental responsibility and sensible, sustainable commercial actions.

We act for good; investing in the buildings, the communities and the environments in which we work, behaving with integrity to build on our legacy.

Find out more:
peellandp.co.uk/about-us/sustainability

Wirral Waters Sustainability

Sustainability is at the heart of Wirral Waters. The project aspires to be one of the most sustainable regeneration projects of scale in the UK.

Wirral Waters has its own Sustainability Action Plan. This includes:

- All buildings being BREEAM excellent, with Wirral Met College and Kingsgate already delivered
- Extensive tree planting – 1600+ delivered so far, including 130 on the recently completed Tower Road Streetscape
- Low and Zero Carbon technologies
- Facilitation of local jobs, skills and training
- Installation of better cycling infrastructure – delivered along Dock Road and Tower Road
- Smart Public Transit Connectivity – via the Wirral Streetcar
- Support of local community groups
- Celebration of history and heritage
- Sustainability Central – a Hub for organisations and education

Wirral Waters operates an ISO 50001 certified energy management system.

About Peel L&P

We are an ambitious regeneration business with generations of history, heritage and expertise in our DNA. First established in 1971, Peel L&P is now responsible for some of the most transformational development projects in the UK today.

Owning and managing 18 million sq ft of property and 30,000 acres of land and water, our holdings are concentrated in the north west of England but we also own and manage significant assets throughout the UK with a total portfolio value of £2.6 billion.

As a part of the Peel Group; we are integral to a business that strives to make a positive impact on people's lives.

Our legacy matters. We take great pride in the outcomes we achieve, the people we work with, the way we go about our business and the transformational projects we deliver.

Our specialist teams have a proven track record in delivering high-quality, legacy projects across land, property, water and airspace. This includes airports, hotels, waterways, media hubs, event spaces, leisure facilities, retail, workspaces, residential development, industrial and logistical space, public realm, historic gardens and the renewable energy sector.

Peel L&P is an agile and ambitious business with a legacy of success for a long-term, sustainable future.

We see possibility. We deliver transformation.

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