

# LIVERPOOL'S NO. 1

## OUT OF TOWN OFFICE LOCATION



# 01

# WELCOME



## LIVERPOOL'S NO.1 OUT OF TOWN OFFICE

Liverpool Innovation Park (LIP) is a community of offices, leisure and business continuity services that have been designed with your business needs in mind and configured around a central hub of connectivity and fantastic amenities.



THE FUTURE  
OF BUSINESS







# LIVERPOOL INNOVATION PARK



LIP IS NEXT TO THE  
LITTLEWOODS FILM STUDIOS  
DEVELOPMENT. SOON TO BE  
A WORLD CLASS MEDIA HUB  
WITH FILM & TV STUDIOS.



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# 02

# AMENITIES

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## LIP IS AN EXCLUSIVE COMMUNITY FOR LIKE-MINDED BUSINESSES

- Configured around a central hub of amenities
- State-of-the-art reception area
- Meeting rooms and pods
- Organised events that include summer BBQ, business networking breakout days
- Informal break out areas
- On-site Plessey's café
- Outdoor terrace and gardens
- Annual tenant events/social programme
- JD Gym
- Liverpool Shopping Park next door



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## PLESSEY'S:

Plessey's, the on-site cafe, provides a variety of options to fuel your day. Offering tea, coffee, hot and cold sandwiches, and lunch choices, they can also cater your meetings or events on site.

OPENING TIMES: : 7:30 – 16:00 weekdays.



## JD GYMS:

JD Gyms have invested over £1m on redesigning and completely refurbishing the former Ben Dunne Gym at Liverpool Innovation Park, as JD Gyms. It is a state-of-the-art facility with the very best fitness equipment, studios, saunas, a JD BURN area and a sprint and prowler track. Occupiers at LIP will receive a discounted membership rate.

## LIVERPOOL SHOPPING PARK:

Once complete, Liverpool Shopping Park will be one of the UK's biggest retail and leisure destinations of its kind featuring fashion, food and leisure with something for everyone. Current operators include: Boots, M&S Foodhall, Greggs, Subway and Next.



## TRAVELODGE:

A new 71-room Travelodge hotel has been established within a section of the former Plessey HQ, located at the eastern end of Liverpool Innovation Park. The hotel features an on-site bar café and complimentary car parking, enhancing the amenities available in the area.



## CAR PARKING:

LIP's occupiers, as well as external parties can take advantage of the extensive on site secure car parking.



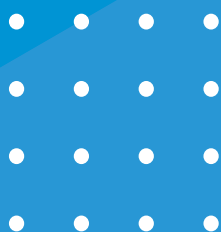
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# 03

## MEETING & CONFERENCE FACILITIES



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Liverpool Innovation Park currently provides a range of meeting rooms and conference facilities to suit the requirements of any business, large or small.

Tenants at Liverpool Innovation Park, along with external parties, frequently utilise the available services by booking meeting rooms, as well as conferencing and event facilities, which are increasingly in demand.



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## THE CONFERENCE ROOM:

LIP's multi-function conference room features integrated AV equipment, Wi-Fi throughout and is serviced by our on site caterers. It is a versatile space ideally suited to networking events, workshops and seminars, drinks receptions, panel events and exhibitions that can be booked on a half or full day basis.

- Theatre style – 100 delegates
- Cabaret/workshop style – 60 delegates
- Boardroom – 30 delegates



# THE PERFECT CONNECTED BUSINESS SPACE.



## MEETING ROOMS:

We have a number of smaller meeting rooms adjacent to our reception area that can accommodate up to 10 people.



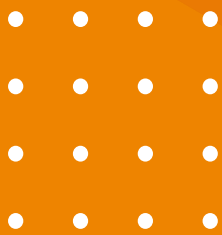
## NETWORKING AREAS:

The main reception area also has a large networking area which is perfect for standing breakfast events with the ability to accommodate up to 120 people.

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# 04

## CONNECTIVITY



On-site Aimes Grid Services is an innovation-led technology company that provides data centre and internet services including, cloud and business continuity, to public and private sector organisations.



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## SERVICES:

- Co-location and server hosting
- Cloud services
- Internet service provision
- Disaster recovery & business continuity.

## SECURITY:

- ISO27001 certified data centres
- On-site 24/7 security controlled access to the technology park
- 3m high secure perimeter
- Constant CCTV surveillance
- Multi-layered physical entry restrictions to each data centre.

## RESILIENCE:

- Tier 3 equivalent, concurrently maintainable, with 2N resiliency on the power infrastructure and N+1 on all other components
- Multiple carriers on-site
- AIMES internet transit with BGP failover
- Multiple utility power feeds to ensure no single point of failure
- Multiple on-site substations
- U-PS protection on all power to racks
- Diesel generators to cover any power surge or power system failure
- Minimum N+1 resiliency on chilled water cooling system.

**ULTRAFAST  
BROADBAND AT UP  
TO 1GB PS, WITH HIGH  
CAPACITY UPLOAD  
AND DOWNLOAD  
CAPABILITIES.**



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# MAIN BUILDING

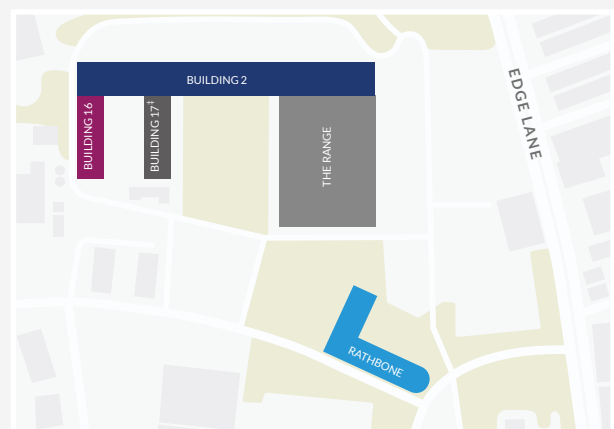


## BUILDING 2 & BUILDING 16

All serviced offices are conveniently located and easily accessed through a state-of-the-art reception hub, with access to the on-site Plessey's café and JD Gym. Serviced offices benefit from an all-inclusive package, including service charge, ultrafast broadband set up and access to telephone services. Liverpool Innovation Park offers a flexible approach to its serviced offices, allowing tenants to move in quickly and easily without having to source separate services to meet their business requirements.

## SMALL OFFICE SUITES

Small office suites are offered either on flexible, all-inclusive serviced agreements or traditional lease terms. Larger suites are available with new leases on terms to be negotiated.





# LIP PROVIDES OFFICES FROM A FEW HUNDRED SQ. FT. UP TO 12,000 SQ. FT.

## FIRST FLOOR

Building	Unit	Size (sqft)
Building 2	Office 8	2078
Building 2	Suite 6	380

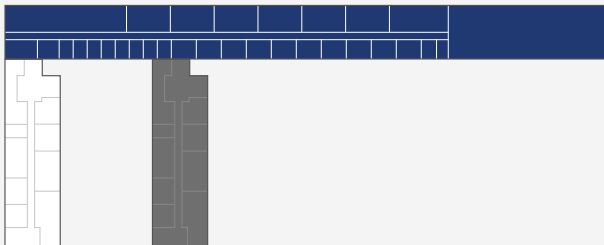
Building 16	Office 5	1352
Building 16	Office 6	1155
Building 16	Office 7	625

## SECOND FLOOR

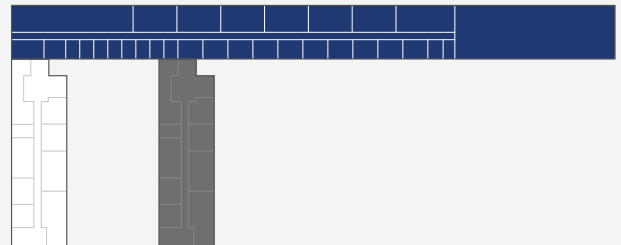
Building	Unit	Size (sqft)
Building 2	Office N	905
Building 2	Office O	789

Additional car park spaces are available upon request (car park spaces are based on 1 space per 300sqft).

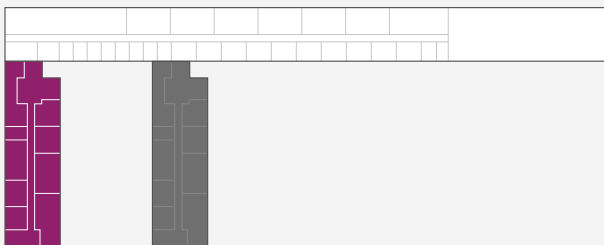
## BUILDING 2 FIRST FLOOR



## BUILDING 2 SECOND FLOOR



## BUILDING 16 FIRST FLOOR

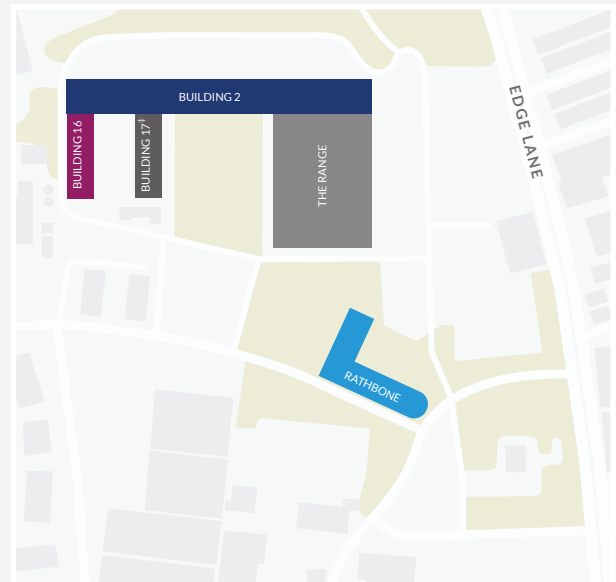


# RATHBONE BUILDING



## THE RATHBONE BUILDING

The Rathbone Building was stripped back to shell and comprehensively refurbished in 2019 to provide high quality, modern air-conditioned offices. Occupiers can choose between a traditional suspended ceiling finish or have a more contemporary exposed services scheme.



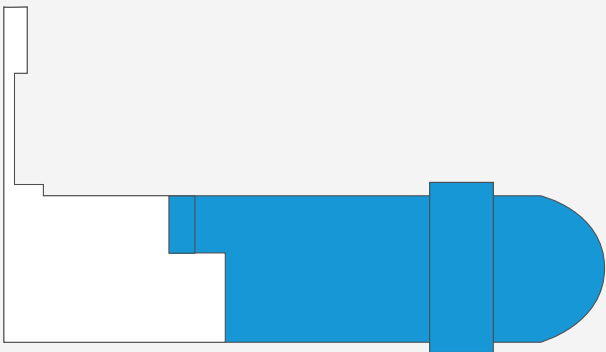
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## RATHBONE FIRST FLOOR



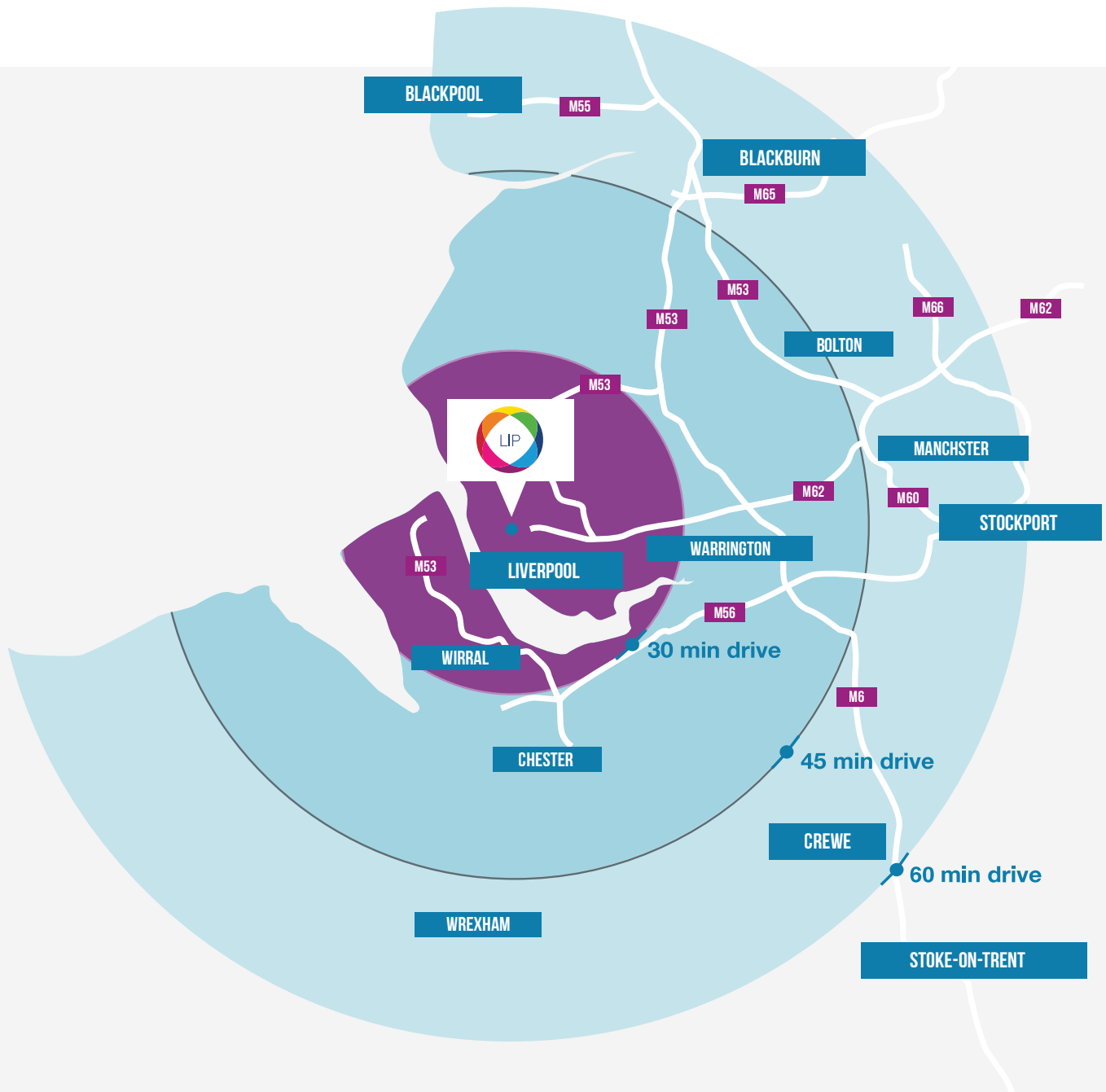
### FIRST FLOOR

Building	Unit	Size (sqft)
Rathbone		3127

Additional car park spaces are available upon request (car park spaces are based on 1 space per 300sqft).

# LOCATION

Situated on Edge Lane, with direct access east to Liverpool city centre and west to the M62, Liverpool Innovation Park is in the perfect location for North West businesses.



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## The Park benefits from:

- Easy access to Liverpool City Centre
- Train station within 5 minutes walk
- Bus stops and routes around the site
- On-site city bike scheme
- Extensive on-site car parking
- Close proximity to international airports and seaports



## LIP is managed by Remstone Property Management who are based on the Park.

Remstone currently manage in excess of 1.5 million square feet of industrial and commercial accommodation on behalf of private investment companies and pride themselves on their dynamic and responsive performance.

### Key contact:

**Alistair Jones**

Director

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# LIVERPOOL'S NO. 1 OUT OF TOWN OFFICE LOCATION



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OWEN.**

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**CBRE**

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**Liverpool  
Innovation  
Park**

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