



____ICONIC, MODERN, LANDMARK

GRADE A OFFICES

To Let/For Sale

LATITUDE°
BUILDING

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Grade A Offices | Quality Location



The Latitude Building along with The Longitude Building and No 1 Mann Island make up this unique mixed use Waterfront development and provides a completely unique prospect. With 16,557sqft of Mezzanine office space, stunning views and direct access car parking, Mann Island's quality shines through and is attracting interest on a global scale.



LIVERPOOL WORLD HERITAGE WATERFRONT

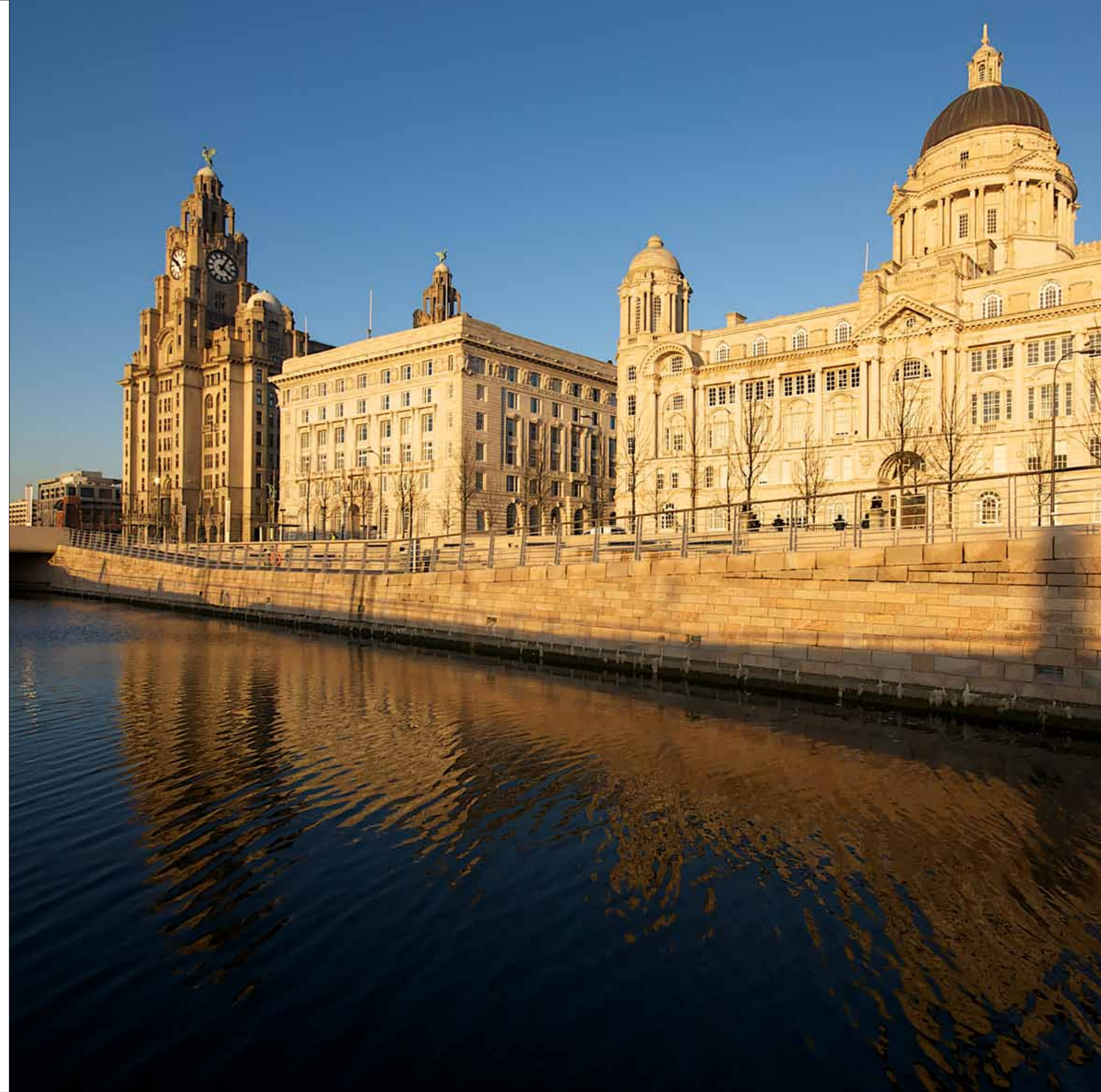


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FLAP





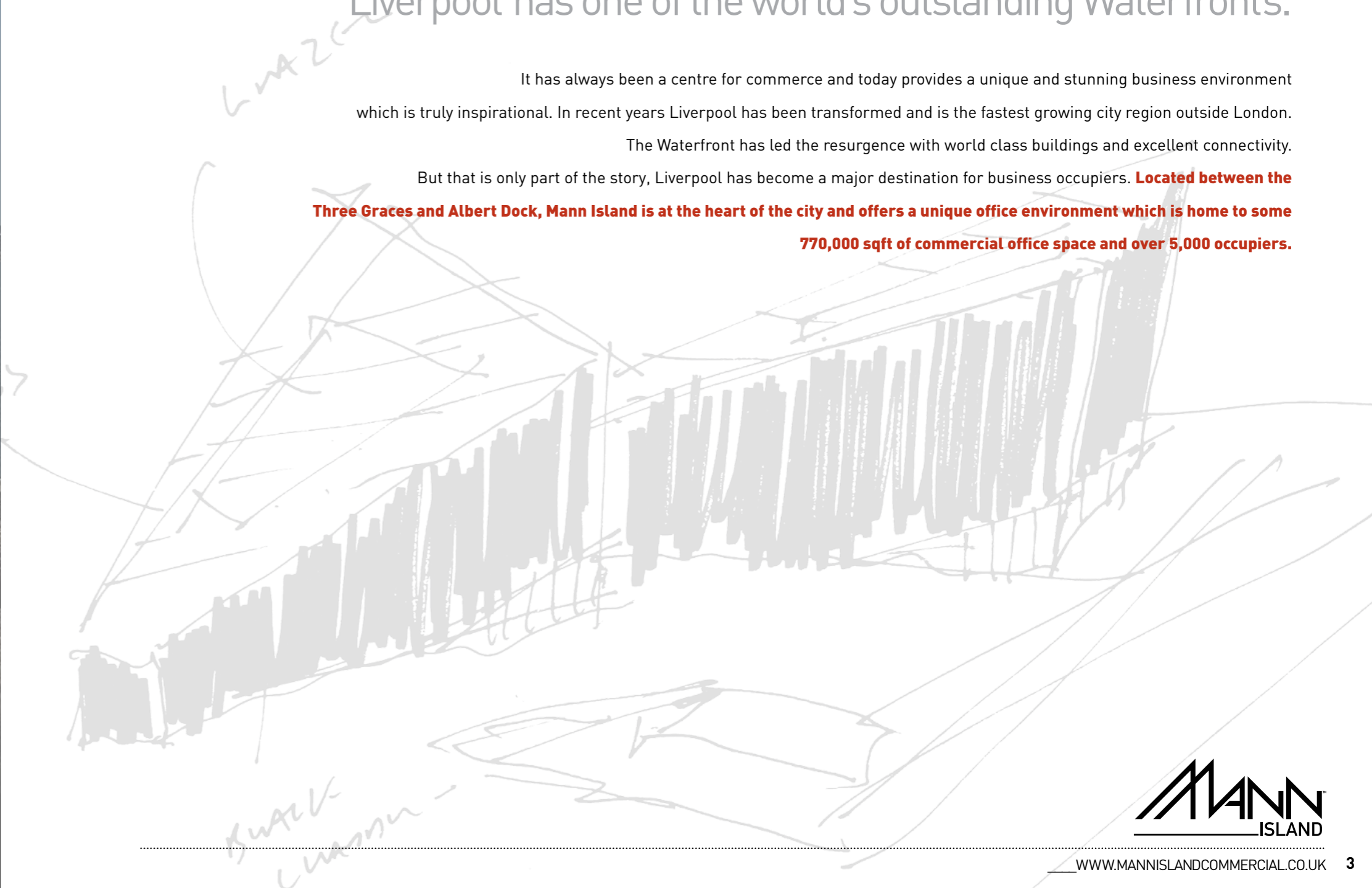
THE WATERFRONT

Liverpool has one of the world's outstanding Waterfronts.

It has always been a centre for commerce and today provides a unique and stunning business environment which is truly inspirational. In recent years Liverpool has been transformed and is the fastest growing city region outside London.

The Waterfront has led the resurgence with world class buildings and excellent connectivity.

But that is only part of the story, Liverpool has become a major destination for business occupiers. **Located between the Three Graces and Albert Dock, Mann Island is at the heart of the city and offers a unique office environment which is home to some 770,000 sqft of commercial office space and over 5,000 occupiers.**





Liverpool Arena & Conference Centre



Albert Dock



Liverpool One Shopping



Liverpool Liner Terminal



The Three Graces

over
**seven
million**
people visit,
live, work
and play on
Liverpool's
World Heritage
Waterfront.
Mann Island is
at its heart.

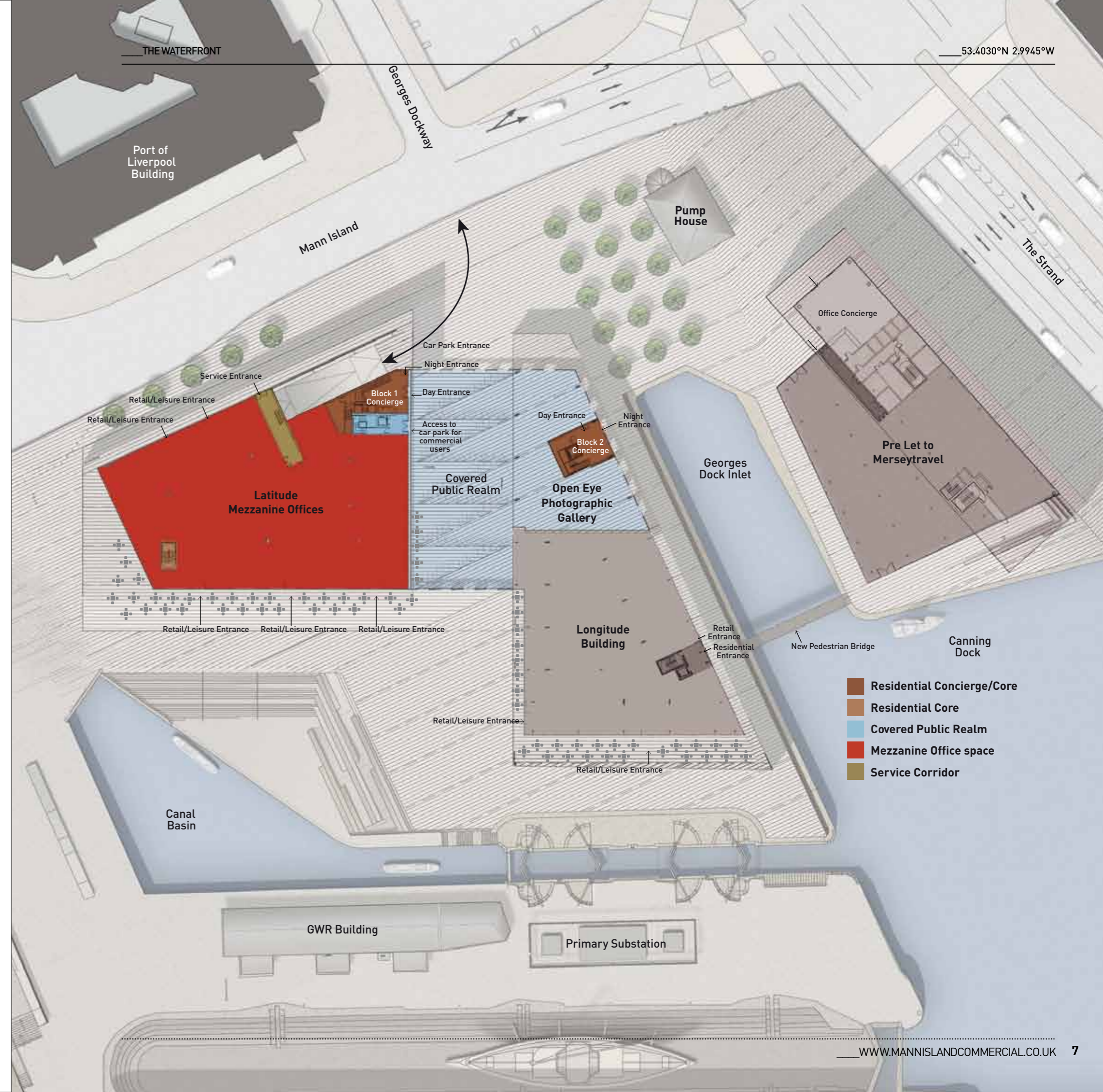


MANN ISLAND

Superb views across the Grade 1 listed Albert Dock & part of Liverpool's World Heritage Waterfront.

These stunning black granite buildings make a striking architectural statement set around a South and West facing central public realm and Plaza. Overlooking a tiered canal basin with locks, linking the Pier Head with the Albert Dock complex. Renowned as a premier residential location and now established as a prime office destination with recent lettings to Merseytravel and Royal Institute of British Architects (RIBA).

Mann Island offers the best in contemporary office space for your business, your staff and visiting clients.

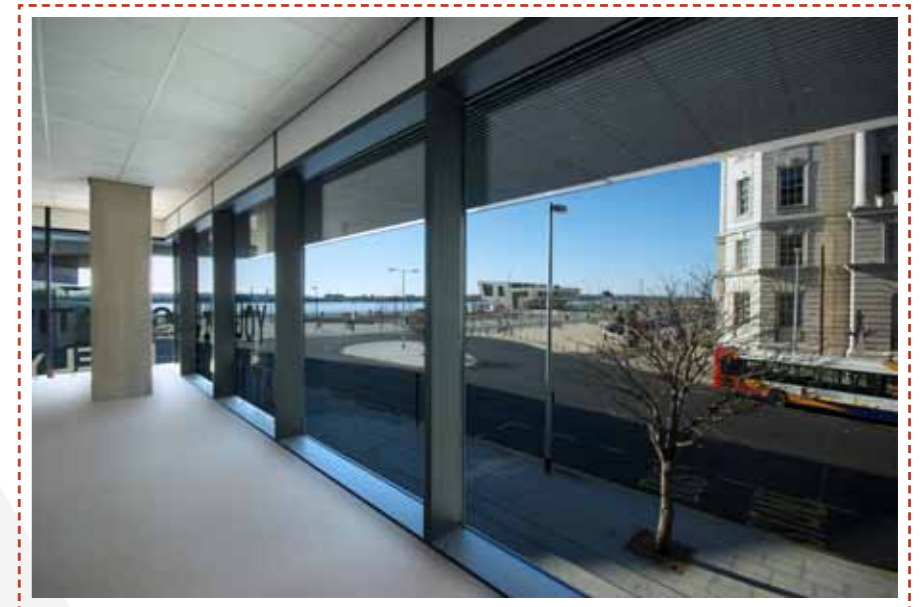




THE LATITUDE BUILDING

Up to
1,538.19 sqm/16,557 sqft
of grade A mezzanine office space.

Located on the Mezzanine floor of the Latitude building within the exciting new Mann Island development, it has a self contained entrance off the covered public realm with direct lift access from a basement car park.



FLOOR PLANS

Indicative space layouts

The accommodation offers flexibility to layout your offices to maximise efficiency whilst creating an excellent working environment with stunning views.

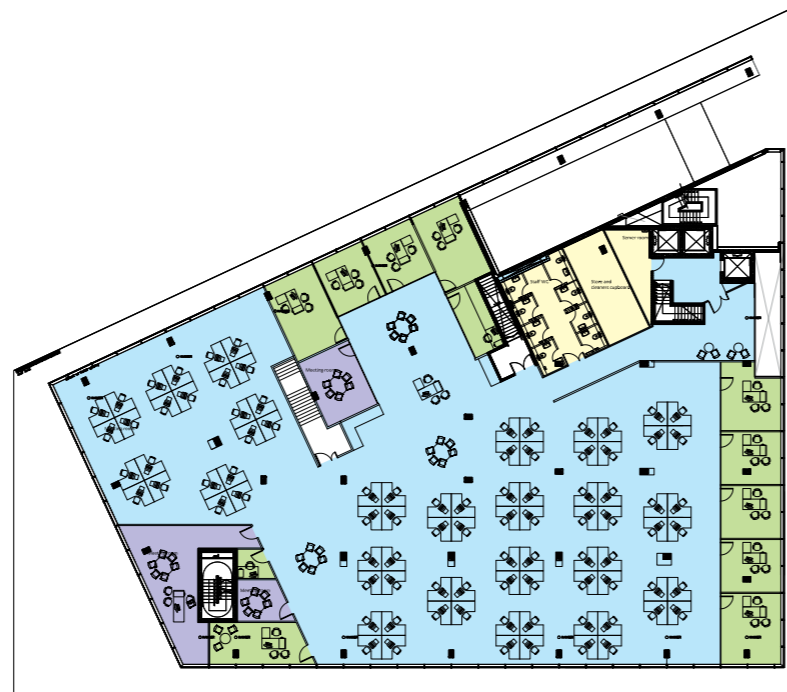
These plans are designed to illustrate some of the options available.



8 persons per sqm



10 persons per sqm



15 persons per sqm

- Open Plan
- Meeting Rooms
- Cellular Offices
- General Support/Facilities

AMENITIES



Retail, Restaurants, Hotels and Bars...

Liverpool is one of Europe's most visited cities and is a vibrant and diverse destination with a wide range of amenities and leisure facilities to cater for all tastes and budgets. Mann Island has already secured Starbucks, Prezzo, Brasserie Blanc with Loungers in negotiation.

Retail: Liverpool One, Met Quarter, Albert Dock

Restaurants: Marco Pierre White - Steakhouse Bar & Grill, 60 Hope Street, London Carriage Works, Panoramic, San Carlo, Il Forno, Restaurant Bar & Grill, Piccolino, The Olive Press, Pizza Express, La Vina, Blakes.

Hotels: Malmaison, Indigo, Crowne Plaza, Hilton Hotel, Radisson Blu Hotel, 62 Castle Street, Hard Days Night, Racquet Club, Atlantic Thistle Hotel.

Bars: Alma de Cuba, Palm Sugar, The Noble House, Kingdom, The Living Room.





LOCATION

Liverpool has been transformed.

Over £1.5 billion has been invested in key projects on the Liverpool Waterfront...

Mann Island plays a pivotal role at the centre of much of the recent investment on the Waterfront and includes:-

- 140,000 sq ft pre let and forward funded grade A office accommodation
- £135m mixed-use leisure residential and commercial scheme
- 376 luxury apartments and penthouses
- 430 basement car parking spaces

along with...

- The Echo Arena and BT Convention Centre providing an 11,000 seated arena together with a conference auditorium for up to 1,350 delegates
- The £65 million Museum of Liverpool which opened in 2010
- Grosvenor's £1 billion Liverpool One retail development scheme
- Remodelled Pier Head and new Beatles Museum
- A £19 million extension to the Leeds Liverpool Canal
- Malmaison and Crowne Plaza Hotels
- Princes Dock Office Developments
- A £15 million cruise liner facility





TRANSPORTATION

Road, Rail or Air...

Mann Island enjoys excellent transport links with direct access to the M62, M57, M58 and M53 motorways leading to the national motorway network.

Rail

Mann Island is just 100 mtrs from James Street station on Liverpool's own underground loop which provides access to Liverpool Lime Street mainline services connecting to all major UK towns and cities. London Euston is just over 2 hours away with trains leaving hourly.

Air

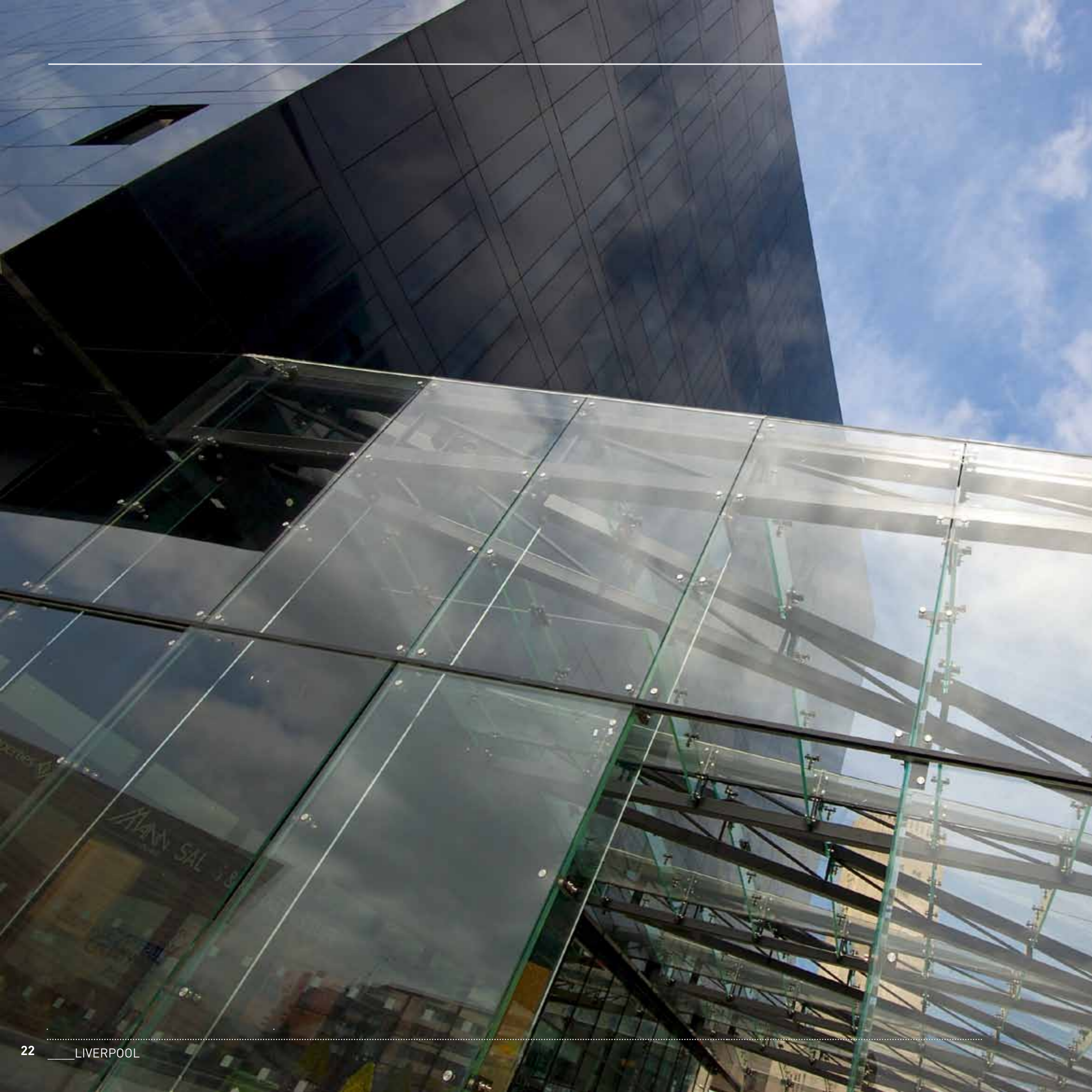
Liverpool John Lennon Airport is located approximately 8 miles south east of Liverpool City Centre and is one of Europe's fastest growing airports. The airport flies to over 70 destinations which include regular flights to Amsterdam, Barcelona, Berlin, Paris, Madrid, Rome, Lisbon, Belfast and Dublin and is also a major hub for budget airlines EasyJet and Ryan Air.

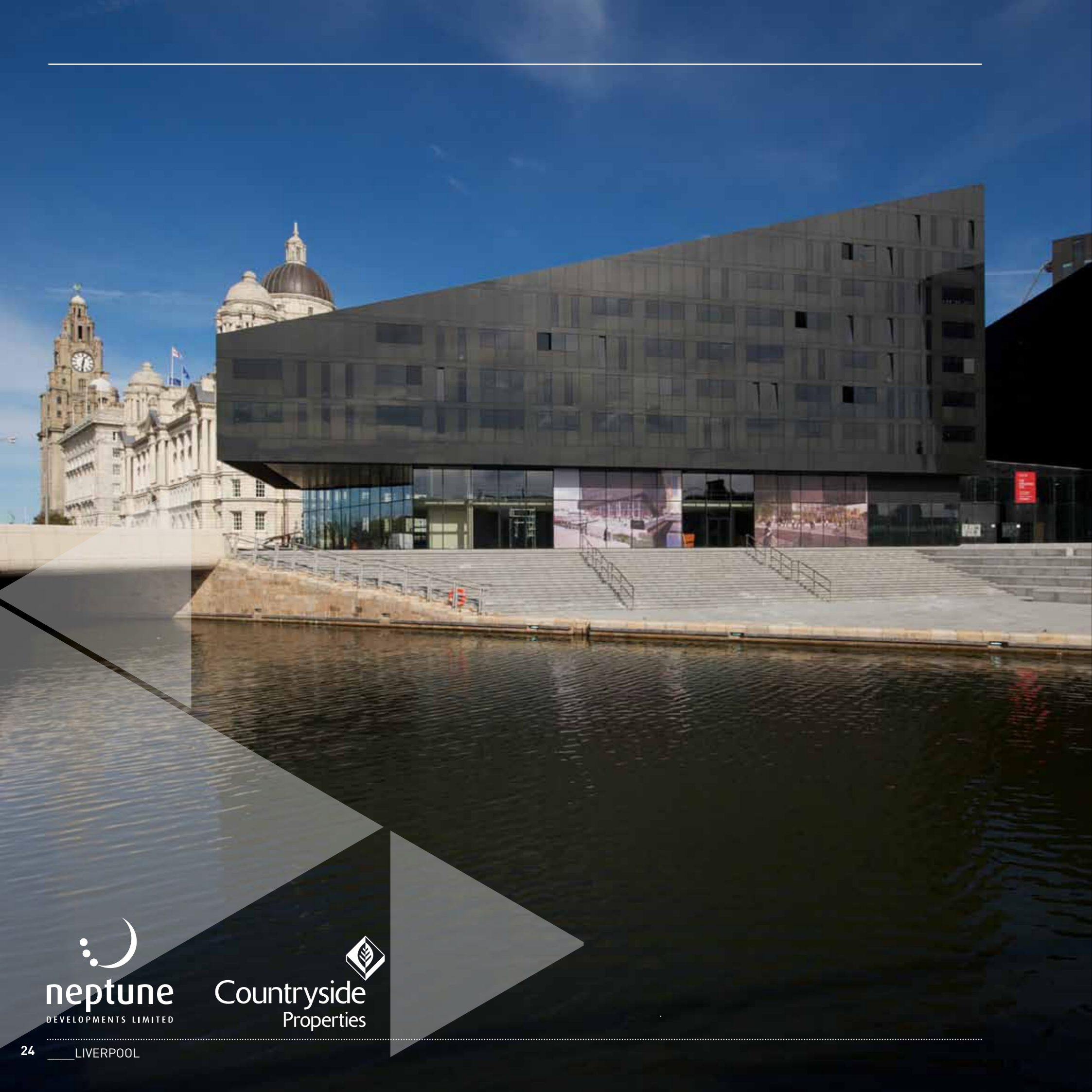


Sat Nav: L3 1EN









Terms

The accommodation is currently finished to a shell specification, but can be fitted out to a bespoke grade A standard. Further details available on request. The accommodation is offered for sale or to let on terms to be agreed dependent upon the final specification.

A Development by



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Designed and produced by Emote Ltd: 0151 670 1755 www.emotecreative.co.uk



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