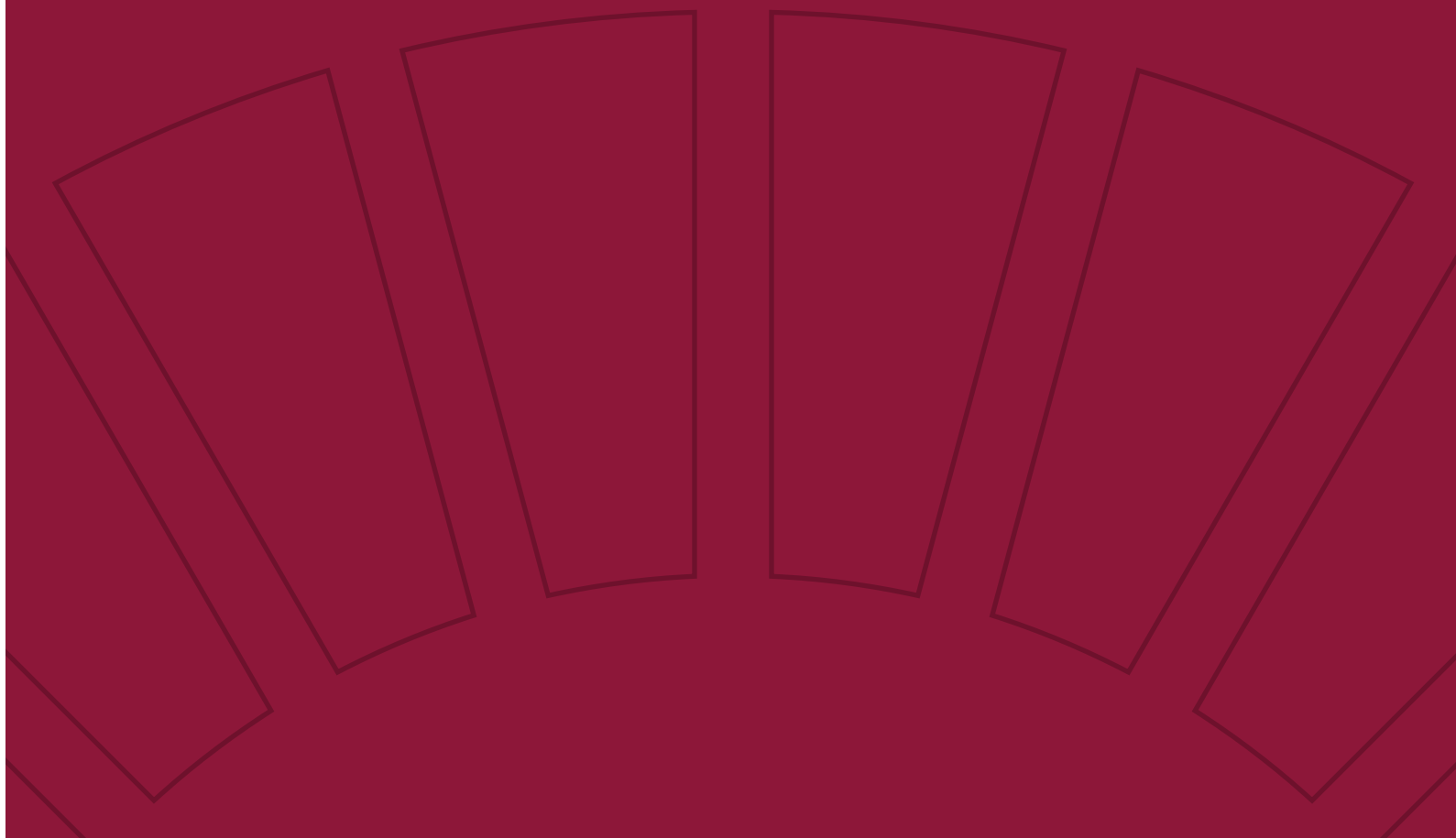




# TOBACCO WAREHOUSE

LIVERPOOL







“One of the most stupendous  
industrial buildings in Britain.”

Save Britain's Heritage





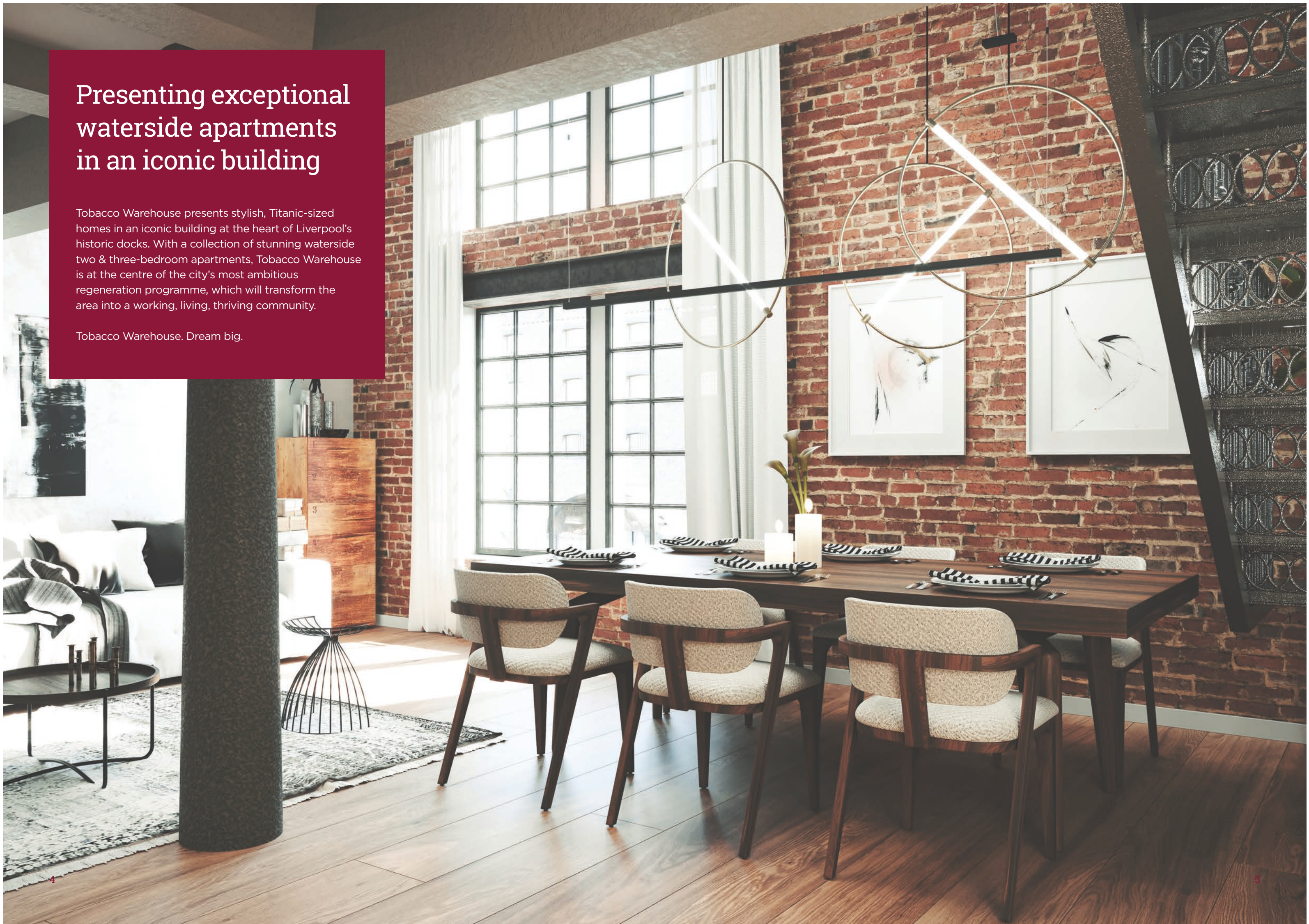
DREAM BIG



## Presenting exceptional waterside apartments in an iconic building

Tobacco Warehouse presents stylish, Titanic-sized homes in an iconic building at the heart of Liverpool's historic docks. With a collection of stunning waterside two & three-bedroom apartments, Tobacco Warehouse is at the centre of the city's most ambitious regeneration programme, which will transform the area into a working, living, thriving community.

Tobacco Warehouse. Dream big.





# Wake up to an exciting new neighbourhood

Located just one mile from the Three Graces and half a mile from Pall Mall 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.

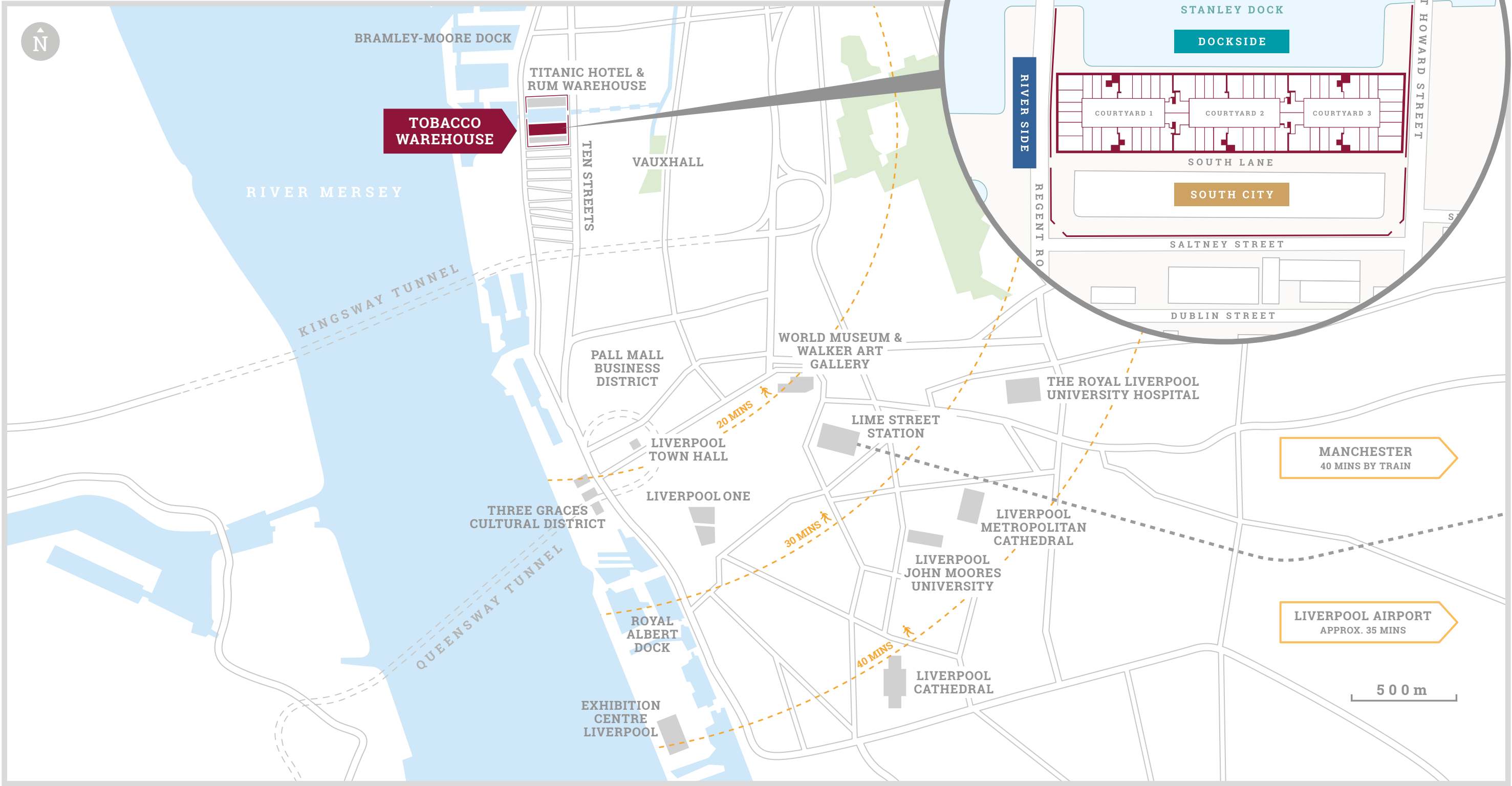
Immediately to the south is the Ten Streets creative district, where former warehouses are being converted into premises for start-up businesses in the artistic, creative and digital sectors. This upcoming neighbourhood - with public spaces, pocket parks and urban squares - will connect Tobacco Warehouse to the wider city, creating a new, integrated district in an expanding city centre and waterfront.





# Location

Tobacco Warehouse is within easy walking distance 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.







## A place you'll be proud to call home

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

Step out from the ground floor of Tobacco Warehouse and you will be amongst the vibrant cafés, restaurants and retailers of Stanley Dock. Bristling with ideas, enthusiasm and energy, this iconic corner of Liverpool will be the perfect place to relax and socialise.

Already home to one of Britain's finest hotels, Stanley Dock boasts the award-winning Titanic Hotel Liverpool. This bustling, boutique hotel has a late-night bar and underground wellness centre.



"The Tobacco Warehouse at Stanley Dock was the biggest, most ornate & most valuable warehouse on the whole dock estate. After its innovative restoration, this sleeping giant has awoken to offer unique apartments within Liverpool's next upcoming regeneration area."

John Hinchliffe, Former World Heritage Officer



## Because you deserve a little luxury

The stylish Titanic Hotel Liverpool stands just across the water from Tobacco Warehouse.

Built in another of Stanley Dock's former warehouses, this boutique hotel & spa boasts one of the coolest dining spaces in the city, a truly amazing rum bar, and outdoor seating areas with views of Tobacco Warehouse and Stanley Dock.

Whether it's a morning coffee by the dock, weekend brunch in Stanley's Grill, celebratory drinks in the Rum Bar, or a place for visiting friends & family to stay, you're sure to love The Titanic Hotel.

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

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# Love is all you need

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

You'll always find a fantastic selection of things to do, places to explore and exciting events.

- Tate Liverpool
- St George's Hall
- Walker Art Gallery
- The Beatles Story
- Merseyside Maritime Museum
- The Museum of Liverpool
- Liverpool Cathedral
- World Museum
- Liverpool Empire
- Cavern Club
- Anfield
- Goodison Park
- Chinatown
- Crosby Beach





# Iconic design

This iconic waterfront project is an exemplary marriage of modern interior design and historically-sympathetic regeneration. It preserves the essence of Tobacco Warehouse's past whilst repurposing it for a long and prosperous future.





# The building

Completed in 1901 using more than 27 million bricks, Tobacco Warehouse remains the largest brick warehouse in the world. It sits proudly at the heart of Liverpool's docks - the largest and most complete system of historic docks anywhere in the world.

It is one of three architecturally and historically important buildings that make up Stanley Dock. This spectacular Grade II listed structure enjoys expansive views overlooking the calm dock waters, Liverpool's UNESCO world heritage waterfront, the city centre skyline and new 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
- 37 acres (15 ha) of floor space



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

Jenny Douglas, Liverpool Vision





Typical two-bedroom apartment





# The apartments

## Dockside

Dockside apartments offer sublime views of the Grade II\* listed Victorian architecture of Stanley Dock and magnificent Titanic Hotel to the north and a new internal courtyard to the south. Choose from two configurations, with either the double-height living rooms or the bedrooms facing the water.

- Dual-aspect duplex
- 2/3 bedrooms, 2/3 bathrooms
- 90 - 170 sq m

## Riverside

Riverside apartments look out over the docks, with expansive views towards the River Mersey and the Wirral to the west and the new internal courtyard to the east. Choose from two configurations with either the double-height living rooms or the bedrooms facing the river.

- Dual-aspect duplex
- 2/3 bedrooms, 2/3 bathrooms
- 90 - 170 sq m

## South Lane

Lower level apartments on the southern side of the building have dual-aspect views of the vibrant South Lane & the inner courtyard. South Lane is set to be an exciting civic space with retail, restaurants and cultural space right on your doorstep. Choose from two configurations, with either the double-height living rooms or the bedrooms facing the South Lane.

- Dual-aspect duplex
- 2/3 bedrooms, 2/3 bathrooms
- 90 - 170 sq m

## Corner

The spacious three-bedroom corner apartments provide exceptional dual-aspect views towards the River Mersey and the Wirral and Liverpool's UNESCO world heritage waterfront.

- Dual-aspect duplex
- 3 bedrooms, 2/3 bathrooms
- 150 - 185 sq m

## South City

Apartments on the upper levels of the southern side of the building enjoy views over South Lane towards the city centre and Liverpool's UNESCO world heritage waterfront skyline to the south, and the new internal courtyard to the north. Choose from two configurations with either the double-height living rooms or the bedrooms facing south.

- Dual-aspect duplex
- 2/3 bedrooms, 2/3 bathrooms
- 90 - 170 sq m

## Penthouse

At the top of the building are exclusive two-bedroom penthouses with private access from the thirteenth floor. Each modern apartment is newly built above the roof level with extra high ceilings and stunning contemporary finishes. All apartments enjoy spacious outdoor terraces with exceptional views across Liverpool's UNESCO world heritage waterfront skyline.

- Panoramic views
- 2 bedrooms, 2 bathrooms
- 100 - 158 sq m



### More information

View details and floor plans for all apartments at [www.tobaccowarehouse.co.uk](http://www.tobaccowarehouse.co.uk)

### Interested in an apartment?

Contact Logic Estates:  
Tel: 0151 920 2404 or email: [info@logicestates.co.uk](mailto:info@logicestates.co.uk)





Typical penthouse apartment



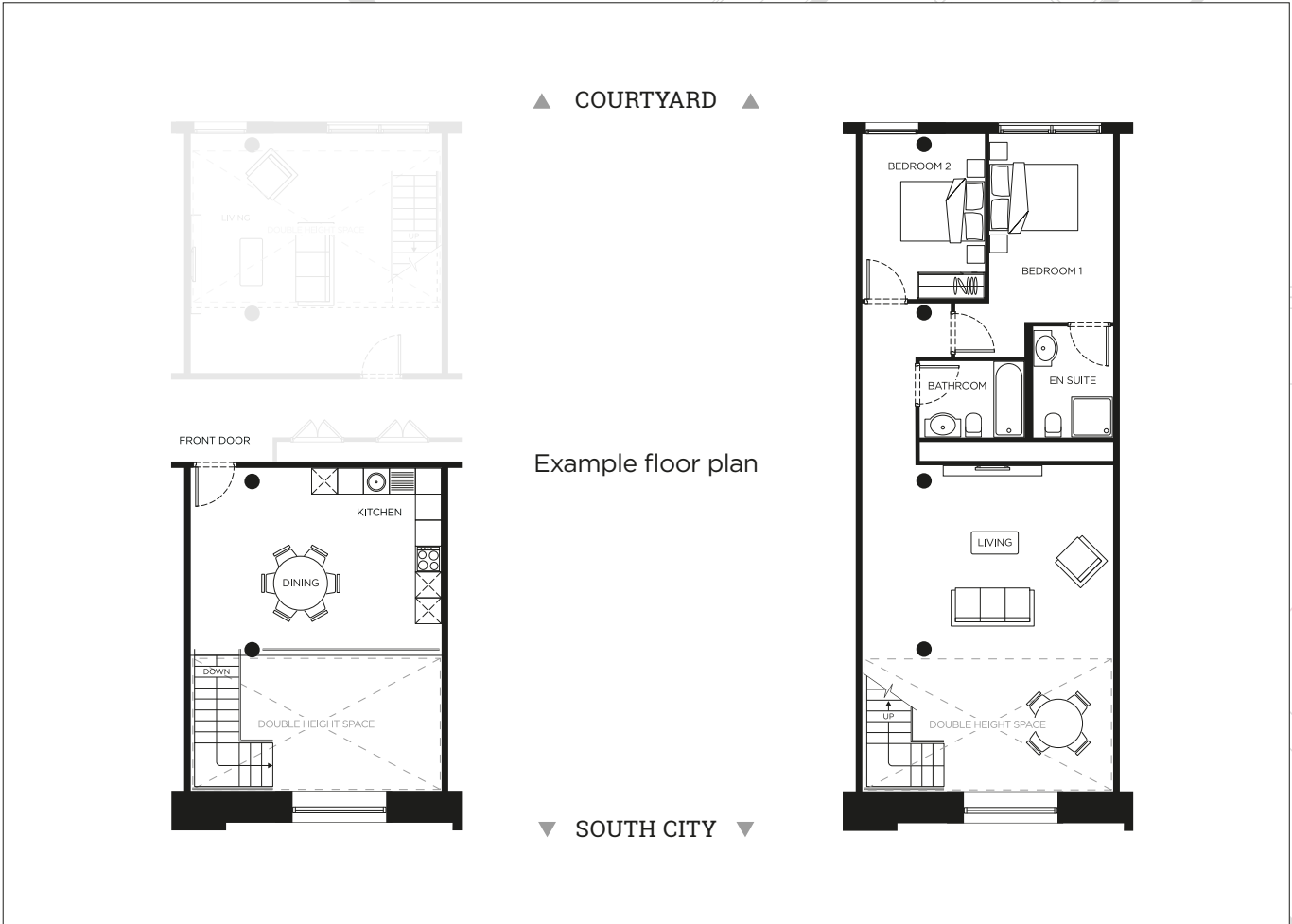


# Rooms with a view

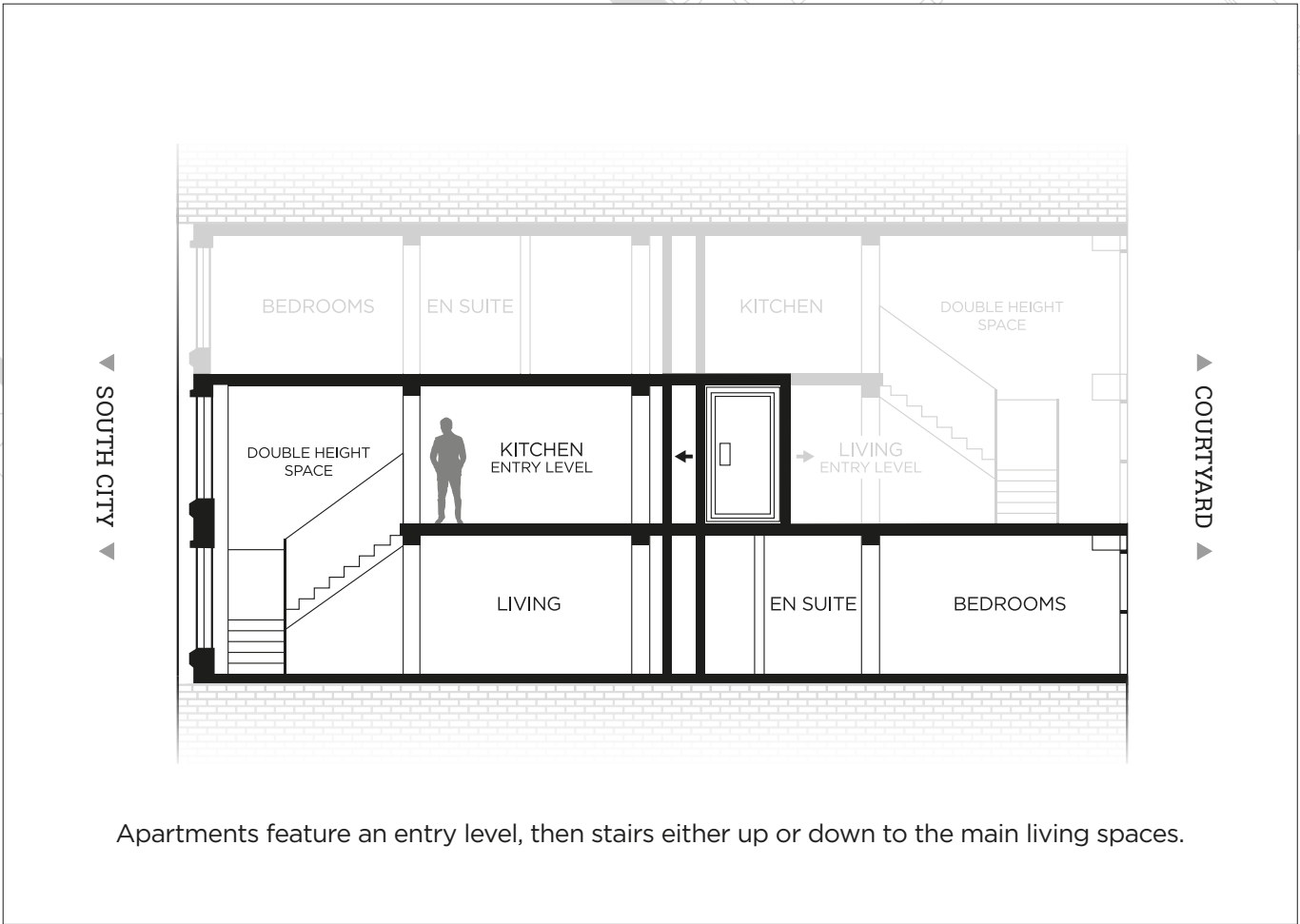
Each apartment has been beautifully designed to preserve the original architecture of the building, with exposed brickwork, ceilings, columns and double-glazed heritage-style windows juxtaposed with stunning contemporary finishes. All architectural details of the Grade II-listed building have been retained to remind residents of the rich history of this 120-year-old structure.

- Extremely spacious loft style apartments
- Unique design and layout
- Double-height living rooms with mezzanine level\*
- Dual-aspect views
- Open plan kitchen/living spaces
- Industrial heritage features
- Exposed brick walls\*
- Concrete ceiling beams
- Cast iron columns
- Double-glazed replicas of original windows

*\*except Penthouses*



Images and floor plans are indicative only and may be subject to variation in size, aspect, finish and configuration.



Apartment feature an entry level, then stairs either up or down to the main living spaces.



Typical two-bedroom apartment with courtyard-facing living room





# Specifications

Generous open-plan duplex living spaces and modern finishes evoke New York loft-style living. Each unit features double-height living rooms with mezzanine floors linked by architecturally designed staircases\*. Standard features include kitchens integrated with European-manufactured appliances and fully equipped and tiled bathrooms and en suites.

*\*except Penthouses*

- High-speed fibre-optic telecoms
- Estimated B Energy Rated apartments on completion
- Centralised Heating System for the building to provide metered hot water and heating, on demand, throughout the day and night
- A Carbon Neutral district heating system, planned by Mersey Heat and Vital Energy, may replace the building's centralised heating system in the future. Residents would receive guaranteed percentage discounts from market rates, and Tobacco Warehouse would become one of the most energy efficient heritage buildings in the UK.





# Creating a future

Tobacco Warehouse is at the heart of an exciting new community. The spacious apartments provide inspiring new homes, and the grand, double-height lobby is the perfect social and meeting space for residents. Stanley Dock and South Lane's buzzing commercial district is a new urban playground, while the revitalised Ten Streets creative district is a hub for new businesses and ideas. Welcome to our future.

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





# "The King Kong of Liverpool's Docklands"

John Hinchliffe, Former World Heritage Officer

## The story

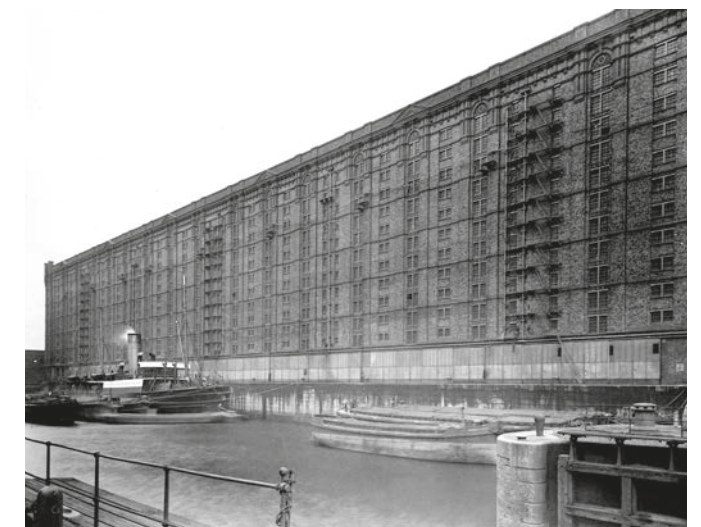
In 1901 Liverpool had a dream: to build the biggest warehouse the world had ever seen - a building fit for a thriving city at the heart of world trade. Tobacco Warehouse was born, a monument to the dreams of hard-working Liverpoolians.

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.

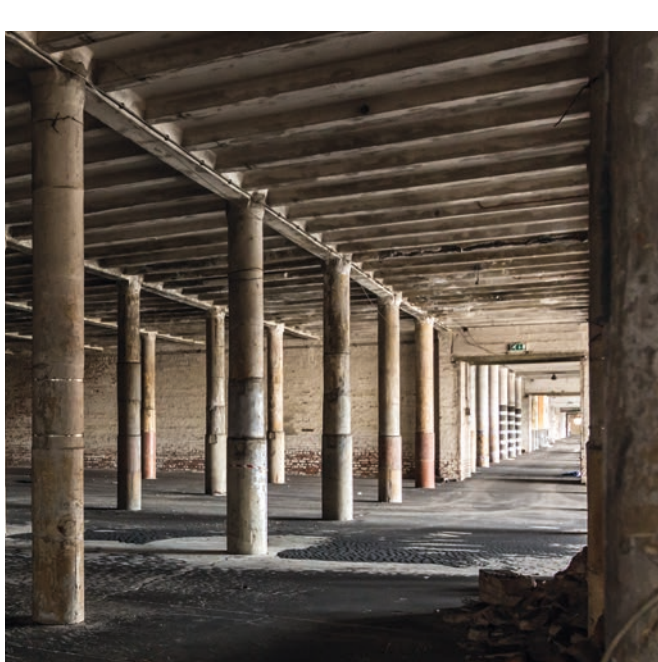
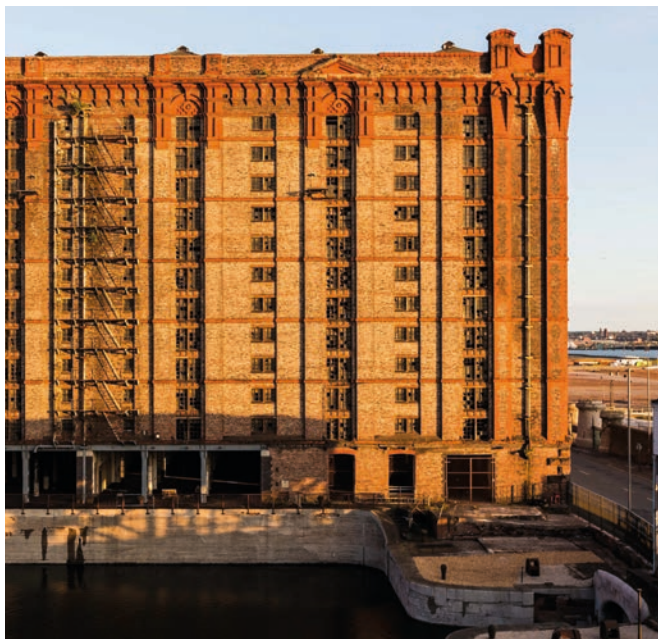
Rum and tobacco imported from exotic locations were stored here, while Liverpool hummed with emigrants from all over Europe preparing to depart for a life in the New World. It quickly became the Second City of the Empire, and trading through its docks and canals was at the core of this success.

But times move on, dreams fade and fortunes change. The Tobacco Warehouse and Stanley Dock fell into disuse and disrepair.

Now it's time to dream big again. To dream of an iconic building made great once more - of a thriving community, a new place to live, work and play.







## 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. Following extensive refurbishment, it will re-emerge as one of the city's true architectural landmarks, transforming the area into an exciting, desirable 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 offers residents every convenience of modern life in a unique, peaceful 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



# Urban regeneration

Situated 1.5 kilometres north of Liverpool city centre, Stanley Dock is perfectly positioned to benefit from the ongoing development - 148 acres of the historic docklands known as the 'Atlantic Corridor'.

Described as a sleeping giant by the Mayor Joe Anderson, the 'Atlantic Corridor' encompasses Liverpool Waters and a zone called the Ten Streets that runs from the city centre to Stanley Dock.

Former warehouses are being converted into premises for start-up businesses in the artistic, creative and digital fields, and the population is projected to significantly increase in the coming years.

Already home to performance venues, antique markets, nightclubs, and art collectives, the Ten Streets is the emerging creative district for Liverpool.



Artist's impression of the Atlantic Corridor



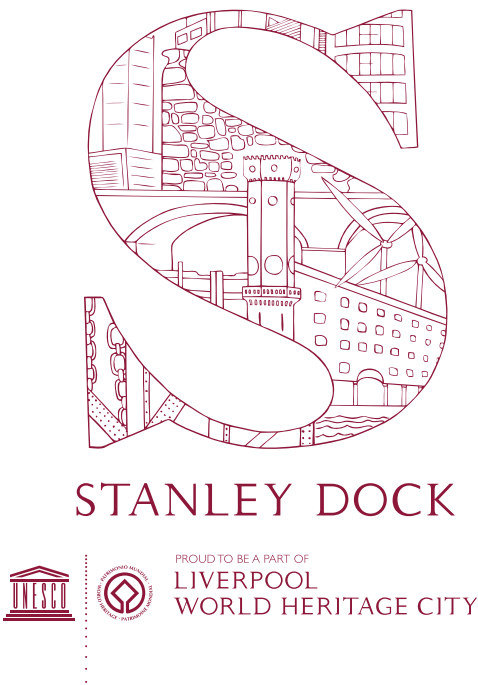


# Exceptional buildings and world-class heritage

Stanley Dock sits within Liverpool’s World Heritage Site and contains some of the city’s most important and dramatic maritime warehouses, including Liverpool’s largest listed structure - Tobacco Warehouse. Having UNESCO World Heritage status is a matter of huge civic pride, and ensures the conservation of Stanley Dock’s superb architecture for residents and visitors alike.

World Heritage status is given to sites 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, Vienna and Edinburgh.







# Contact

## Residential

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The first units are due for completion in 2020, so we encourage potential residents and investors to act swiftly. For further information, please contact:

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



Or register your interest at  
[www.tobaccowarehouse.co.uk](http://www.tobaccowarehouse.co.uk)  
and we will be in touch.



## Commercial

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With over 90,000 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 email:  
[commercial@tobaccowarehouse.co.uk](mailto:commercial@tobaccowarehouse.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.





[www.tobacowarehouse.co.uk](http://www.tobacowarehouse.co.uk)