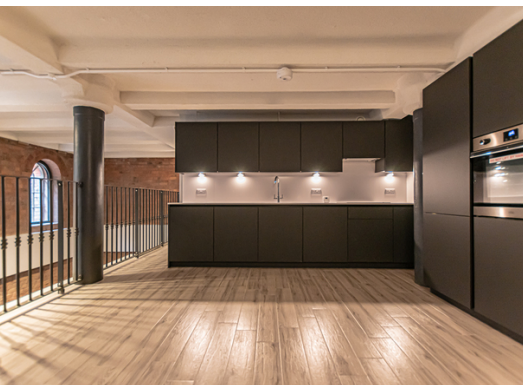




- \* 2 Bedroom Duplex Apartment
- \* Ultimate "Dockside Living"
- \* 1432 sq ft
- \* Floor Levels 1 & 2
- \* Located in the iconic Tobacco Warehouse
- \* 24 hour concierge

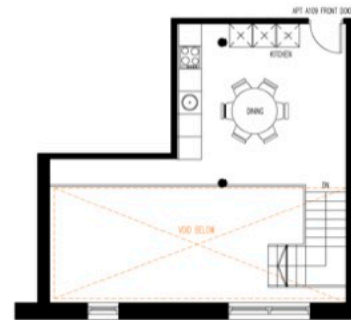




▲ COURTYARD ▲



Floor 1



Floor 2

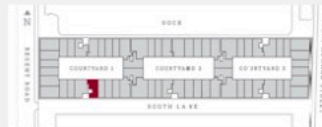
▼ SOUTH LANE ▼



Tobacco Warehouse, Stanley Dock,  
Regent Road, Liverpool L3 0AN

**Apartment A109 - Floor 1 & 2**

View South Lane Bedrooms 2  
 Size sq ft 1388 sq ft Bathrooms 2  
 Size sq m 129 sq m LR Window 2 x L



Tobacco Warehouse floor plans for illustrative purposes only and are not legally binding. Actual floor areas may vary.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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"READY TO MOVE IN" - How would you furnish your dream apartment?!

BOOK YOUR VIEWING NOW!

TOBACCO WAREHOUSE, STANLEY DOCK, REGENT ROAD, LIVERPOOL, L3 0AN

Titanic sized, waterfront duplex apartments for sale. A unique opportunity to live in Liverpool's and the UK's historic Tobacco Warehouse.

All 192 x Duplex & Penthouse apartments - complete and ready to move in. The West Bays benefit from the outstanding Riverside, Docksides and City views

- \* Apartment sizes range from - 953 sq ft - 2,700 sq'
- \* 2 & 3 bedroom, duplex apartments & penthouses
- \* Parking - £15,000 per space
- \* 5 Star concierge & Management Team
- \* Truly Unique Waterside living
- \* New York Loft - style lifestyle in a walled, navigable marina including the 'Titanic Hotel'
- \* Extensive waterside and city views

#### DUPLEX APARTMENTS

All apartments below penthouse level have generous open-plan duplex living spaces and modern finishes that evoke New York loft-style living.

Each unit features double - height living rooms with mezzanine floors linked by architecturally designed staircases\*. Exposed industrial concrete ceiling beams, pillars and brick walls are retained throughout. Standard features include kitchens integrated with European- manufactured appliances in addition to fully equipped and tiled bathrooms and en-suites.

#### THE TOBACCO WAREHOUSE @ STANLEY DOCK

This is Liverpool's long awaited landmark development!

The UNESCO World Heritage site has always held great interest across the Northwest and the whole of the UK and there has probably not been a comparable development in Liverpool since the Colonnades at Albert Dock. It is currently the largest warehouse conversion in the UK.

Phase 1 of Stanley Docks redevelopment comprised the multi-award-winning Titanic Hotel & Rum Warehouse Conference Centre creating a truly unique destination for 'Life, Work & Leisure'.

Phase 2 comprises the redevelopment of the Tobacco Warehouse which is being transformed and nearly complete into two- and three-bedroom, duplex, dual aspect, loft-style apartments, overlooking the historic waterfront. The 14-storey Tobacco Warehouse was at the time of its construction in 1901, reported to be the world's largest building with a floor-area of approx. 15,000 sq.m. (1,614,586 sq.ft.). Its construction used 27 million bricks, 30,000 panes of glass and 8,000 tons of steel.

#### REGENERATION LOCATION

The development sits at the heart of the North Docks, only a short walk from Liverpool City Centre. The surrounding area is set to undergo major regeneration with the Ten Streets and Liverpool Waters masterplan advancing. In addition, the new Everton Stadium has gained government approval and is planned to be complete

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for the 2024/2025 football season.

As a result, Tobacco Warehouse & Stanley Dock are set to become an important uptown district and trendy new area for the City of Liverpool.

**PURCHASE DETAILS:**

Leasehold 250 years.

Annual ground rent: Peppercorn

Current service charge £1.59 Sq Ft

Additional car park service charge £645 per annum

RESERVATION FEE - £1,000

EXCHANGE DEPOSIT - 10% ( Less the £1,000 reservation fee ) Payable within 28 days ( from receipt of contract )

CONTACT LOGIC NOW TO RESERVE YOUR APARTMENT OR BOOK YOUR VIEWING.

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