

MILLINERS
YARD LIVERPOOL

Prominent Retail and F&B Opportunity

4,500 SQ FT UNIT / 418.2 SQ M (SUBDIVISIBLE)

LONDON RD, LIVERPOOL L3 8JA

IMMEDIATELY AVAILABLE

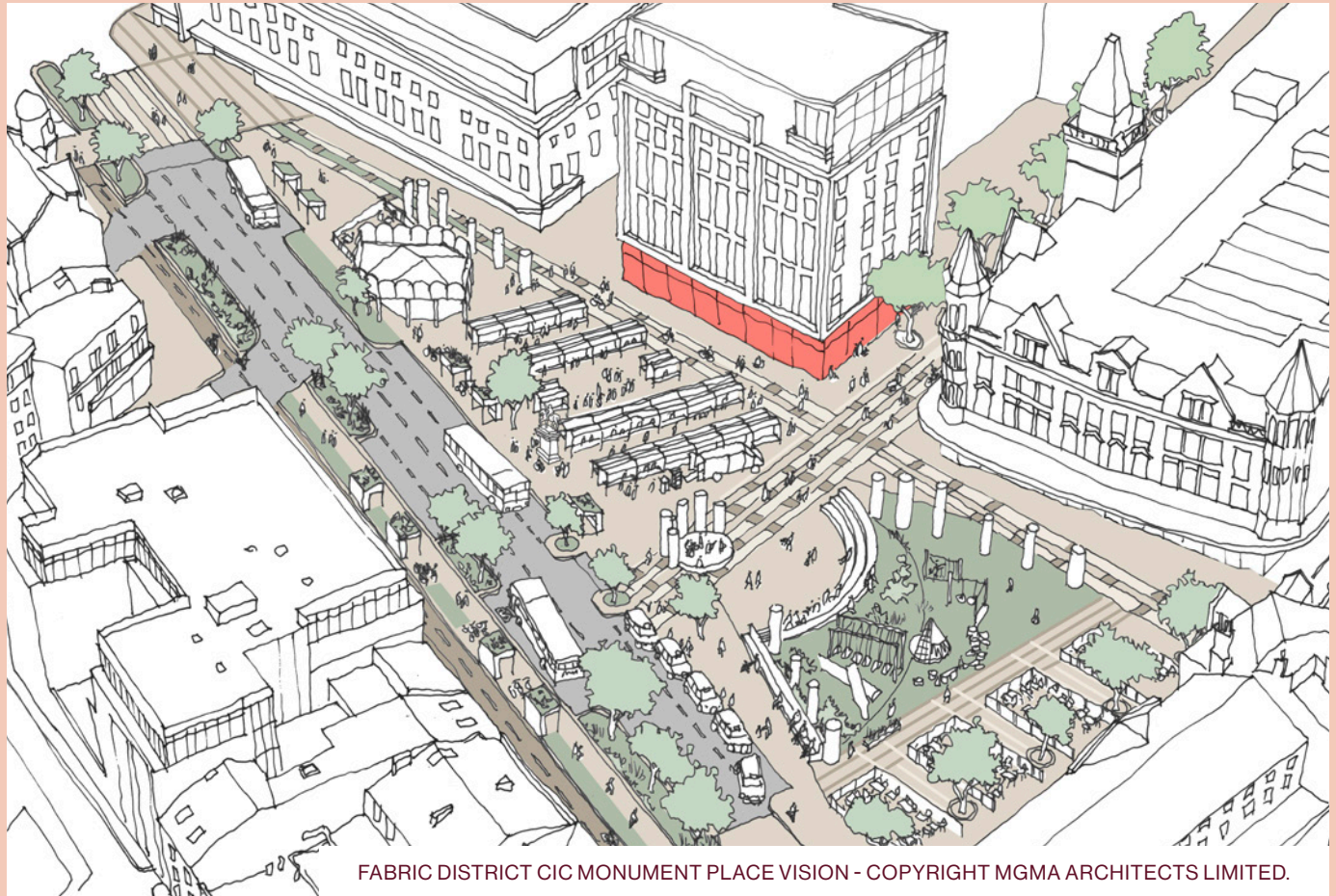


IN THE HEART OF LIVERPOOL'S **Fabric District**

M MILLINERS YARD

A High Quality Residential led scheme, incorporating 258 apartments and prime retail opportunity.

Monument Place is a significant public square, which acts as a focal point for activities along London Rd. Monument Place has been redesigned and will receive investment which will regenerate and repurpose this important open space as part of a Fabric District initiative to improve the quality and connectivity of the Public Realm across the area.



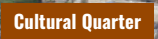
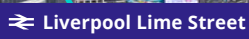
The Fabric District

The Fabric District, part of Liverpool's Knowledge Quarter, is an important city centre commercial district of about 25 hectares (60 acres) and home to around 200 businesses which include a good mix of retail outlets centred on London Road & Monument Place. The area contains many old established and new businesses, often in the fashion & creative industries sector, who wish to grow and/or establish themselves locally.

The Knowledge Quarter supports 14,000 full time jobs and educates 60,000+ people with over 3,000 University Students residing and further 1,000 rooms are under construction. The Fabric District has a resident of approx. 7,700, which is expected to significantly increase (c.5,000) with additional dwellings under construction.

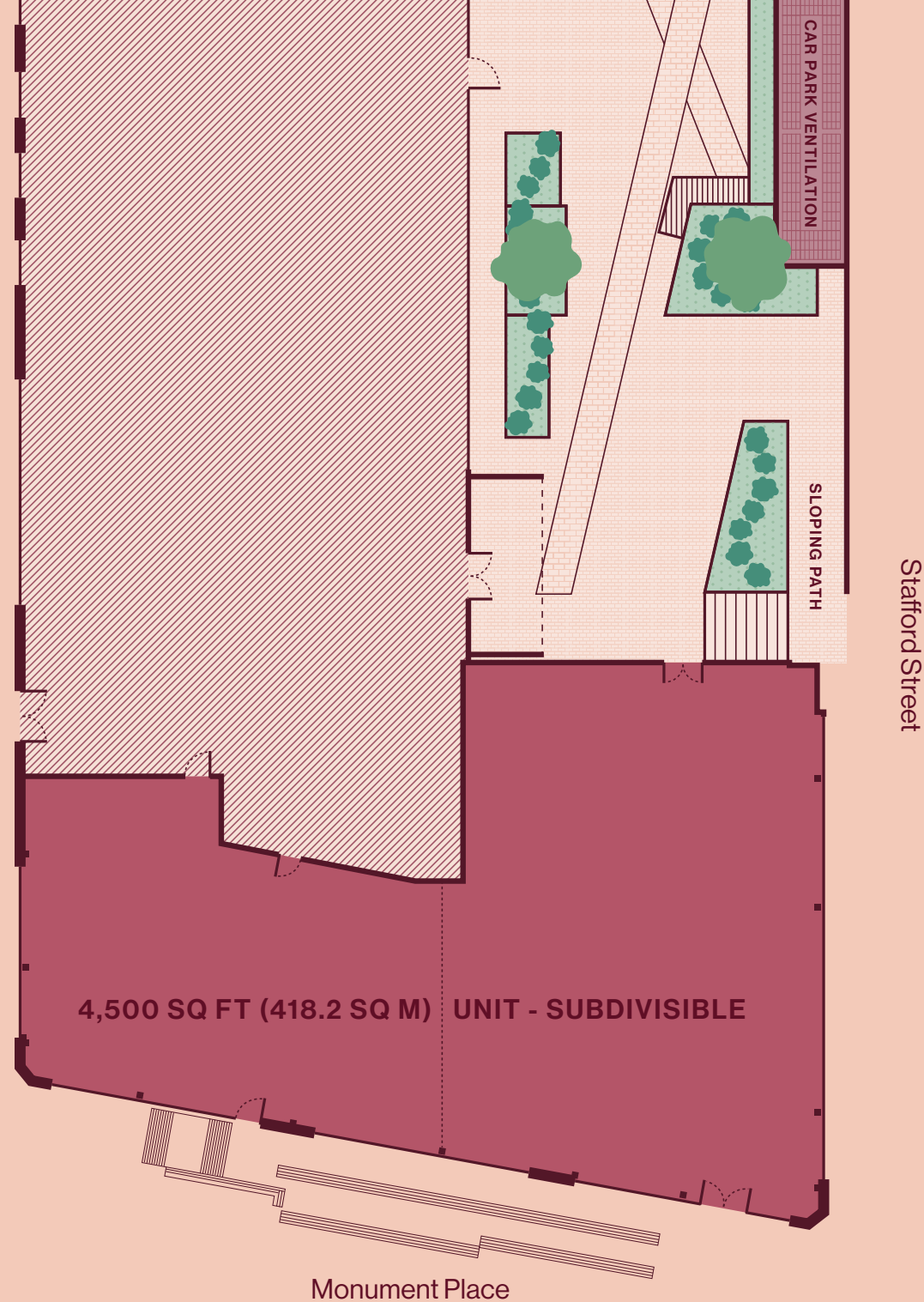
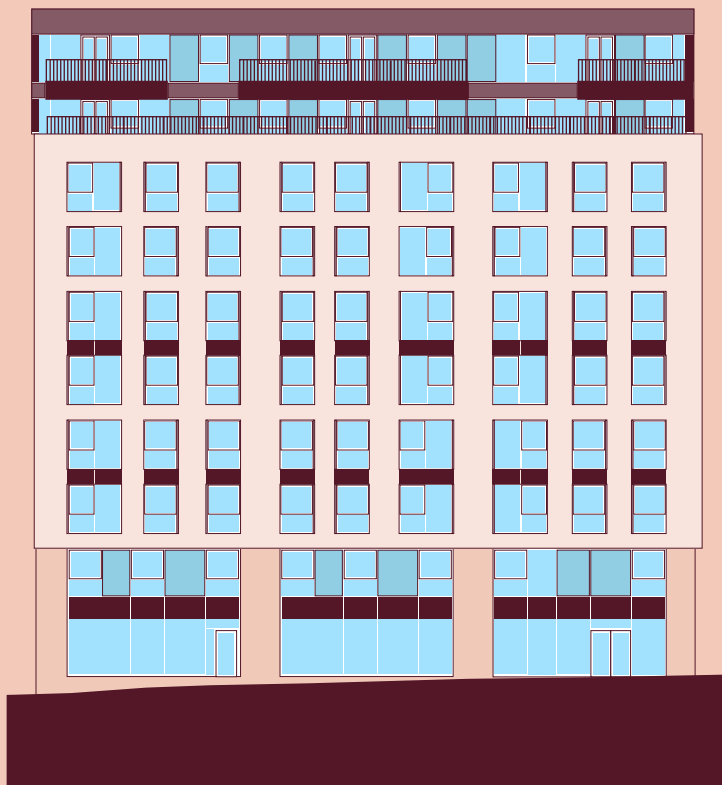
The district has around 650 private residential units with another 650 or so under construction or in the pipeline. The Fabric District is one of the main routes in and out of the city centre and the link between Lime Street Station / St George's Quarter and the huge recent investments in the Knowledge Quarter, notably at the Universities, the Liverpool School of Tropical Medicine, the Royal Liverpool Hospital and the Paddington Village development at the top of London Road and Pembroke Place.





Availability

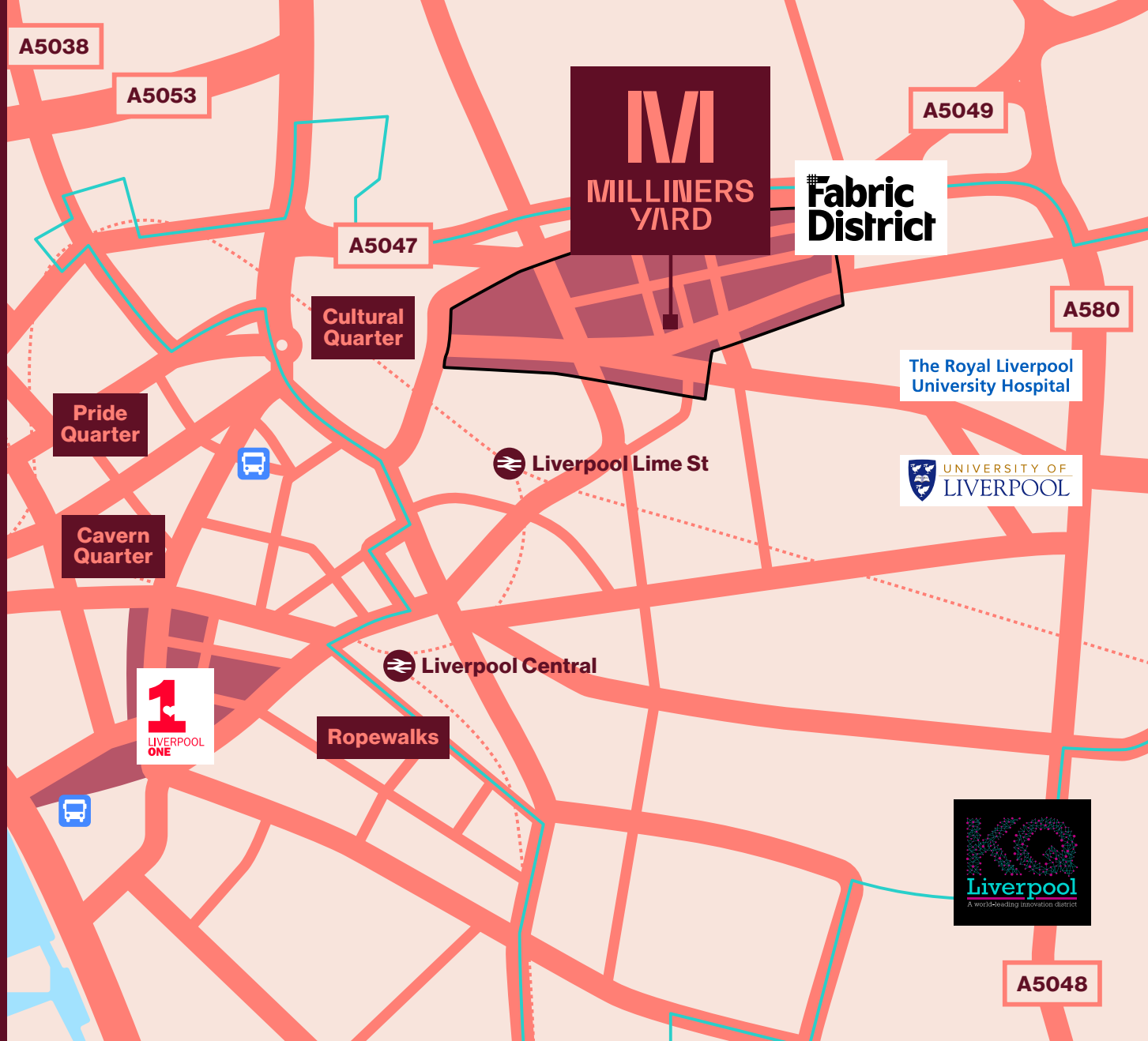
The space comprises in total 4,500 sq ft (418.2 sq m), with subdivision a possibility. Space can be configured to suit requirements.



Location

The new Milliner's Yard building is part of the Fabric District, in the heart of the Knowledge Quarter of Liverpool City Centre.

It benefits from being strategically located between the City Centre and the residential communities including 3,000 Students and 650 private residents. 14,000 full time jobs and c60,000 student located in the adjacent Knowledge Quarter



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All enquiries



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