

PRESS RELEASE

Kier and CTP agree a deal with Leonardo Hotels at Pall Mall

Kier Property and CTP in partnership with Liverpool City Council are delighted to announce that they have exchanged an agreement with Leonardo Hotels to lease the hotel at Pall Mall Liverpool.



This will be Leonardo's first hotel operation in Liverpool and follows recent acquisitions in Manchester, Edinburgh and London. Leonardo Hotels is a brand of Fattal Hotels Group which operates over 200 hotels across Europe.

Kier Property and CTP have worked closely with Leonardo Hotels to design the building which comprises 284 bedrooms and offers an upscale 4-star full service including amenities such as a restaurant, bar/cafe, gym, wellness suite, co-working and meeting facilities.

This news follows the announcement earlier this year that the hotel was granted reserved matters planning consent in May 2020 after previously securing outline consent in November 2019. This agreement is a major milestone for Pall Mall Liverpool which is a strategically important regeneration project to expand the commercial business district (CBD) and enhance the attraction of Liverpool as a business destination that will provide benefits to the local and regional economy.

The phased Pall Mall development will deliver 400,000 sq ft of new Grade A office space, ancillary ground floor retail and leisure amenities along with the Leonardo Hotel. The four new buildings will enclose a new piece of high-quality public realm offering a unique and scarce area of public green space in the city centre.

The hotel is an integral part of the masterplan in supporting the place-making strategy, enhanced pedestrian connectivity, attracting office operators requiring accommodation and enabling the delivery of approximately half of the site in the first phase.

Henry Martin, senior development manager for Kier Property commented:

“Exchanging the agreement for lease with Leonardo Hotels marks a significant stage of the Pall Mall development. It is the culmination of many months of hard work by all parties in what has been an extremely challenging year. The Leonardo brand will be a great addition and amenity to both the scheme and Liverpool city centre. The hotel and its offer support our vision and placemaking strategy for Pall Mall. We look forward to sharing further details as we progress to the next stage.”

David Topham, Chief Executive of CTP Limited added:

“Pall Mall represents the key strategic project to enhance and expand the burgeoning CBD in Liverpool, creating a platform for the growth of today’s businesses in a sustainable and environ-mentally sensitive way. The workplace environment at Pall Mall is set to create a new benchmark in the quality of the workplace in Liverpool, responding to new environmental standards, social trends and patterns of working. The Leonardo Hotel enhances this workplace environment, providing essential support facilities of accommodation and hospitality, alongside their exception-al co-working, and high-quality food & drink offer”.

Jason Carruthers, Managing Director, Jurys Inn & Leonardo Hotels UK and Ireland, said:

“We are very excited to be a part of the Pall Mall development and see it as the ideal opportunity for Leonardo Hotels to establish its first presence in Liverpool. Our decision to proceed with the project, even during a particularly challenging period for the hotel and hospitality sec-tor, signals our optimism for the scheme and its ambition to further enhance the city’s reputation as a leading business destination. The opportunity to become a part of Liverpool’s vibrant city centre economy at a time of real growth and transformation is a privilege, and we look forward to seeing the development begin to take shape.”

Councillor Wendy Simon, Acting Mayor of Liverpool, said:

“This agreement to bring Leonardo Hotels to Liverpool is a huge vote of confidence in the Pall Mall scheme and in the city’s ability to attract quality developments. Despite the impact of Covid-19, our visitor offer remains strong and it’s hugely encouraging to see the determination by all partners to invest in the future growth of Liverpool.

“The hotel is an integral part of the wider masterplan to renovate this key site in our Central Business District. Its progress will no doubt act as a catalyst in attracting other tenants and delivering the ambition to provide much-needed new quality Grade A office space in the city centre.”

The site wide remediation works have been completed in readiness for the phased construction of the development. The enabling works package for the relocation of a substation is on programme and due to complete before the end of the year. This will allow Kier and CTP to progress the final detailed design before procuring a building contractor with the intention of starting construction Q3 2021.

Colliers International advised Kier Property and CTP on the deal and Leonardo Hotels represented themselves.