

**PRESS RELEASE**

## **Liverpool appoints Kier & CTP for business district development**

**Liverpool City Council has appointed a leading team of property developers to begin a £200m “game changing” transformation of the city’s business district.**



Kier Property and CTP Limited have been selected to redevelop Pall Mall Exchange which will quadruple the city’s supply of Grade A+ office space by creating 400,000 sq ft of new high quality Grade A office space over three new buildings.

The city council will also explore with CTP and Kier Property how an adjoining seven acre car park could be brought forward to create a complementary mixed-use scheme including a hotel and up to 2,000 new homes.

In total it is estimated the two phase development, which lies within the city centre’s Enterprise Zone, would be worth in excess of £200 million and create in excess of 1,000 jobs.

The scheme is one of 175 identified developments, either on site or in the pipeline, which will bring more than £11 billion of investment in to Liverpool.

The first phase at Pall Mall Exchange, part public realm and part car park, was once part of the historic Exchange Street station and now lies within a two minute walk to Moorfields train station which is connected to the mainline station at Lime Street.

The three acre scheme would help meet demand for high spec office accommodation in the Commercial Business District, as highlighted in the city centre's 15 year blueprint for growth.

The second phase site would connect to St Paul's Square, which underwent a £120 million development in 2011 and is now home to major companies such as Atos, DWF, Hill Dickinson, US Airways, Bosch, Investec, Maersk, Santander and Weightmans.

Mayor of Liverpool Joe Anderson said: "I'm delighted to have Kier Property and CTP, who have to their name a fabulous track record, as our partners in this hugely ambitious and potentially game changing development for Liverpool's business district.

"We know we need more top quality office accommodation in Liverpool and this site is perfect because it is all about location, location, location. And having partners and their design team who have an international reputation for delivering high profile schemes with flair and imagination is a great boost to our plans.

"As a growing city, it is vital we have the right office space available in the right place and Pall Mall is part of a natural expansion of the commercial district.

"We've already seen huge success in securing the Northern headquarters of The Royal College of Physicians (RCP) at the expanded Knowledge Quarter, and this is another opportunity to create accommodation that will attract marquee businesses offering high quality jobs."

Kier Property and CTP were supported in their bid by leading Masterplanners and architects Allies & Morrison, along with Curtins, G&T, Ernest Griffiths, Eversheds and SWECO. CTP and Kier Property were advised by Colliers and Worthington Owen. The Council was advised by JLL.