

MARTINS · BANK BUILDING

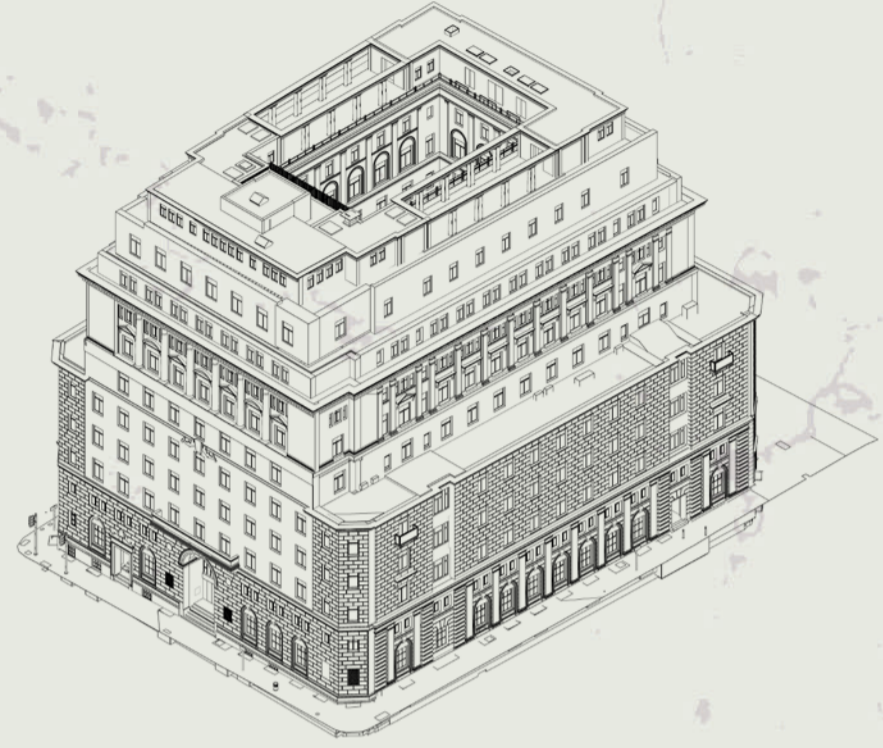
AN UNEQUALLED HOSPITALITY OPPORTUNITY



4 WATER STREET, LIVERPOOL L2 3SP

COMING IN 2024





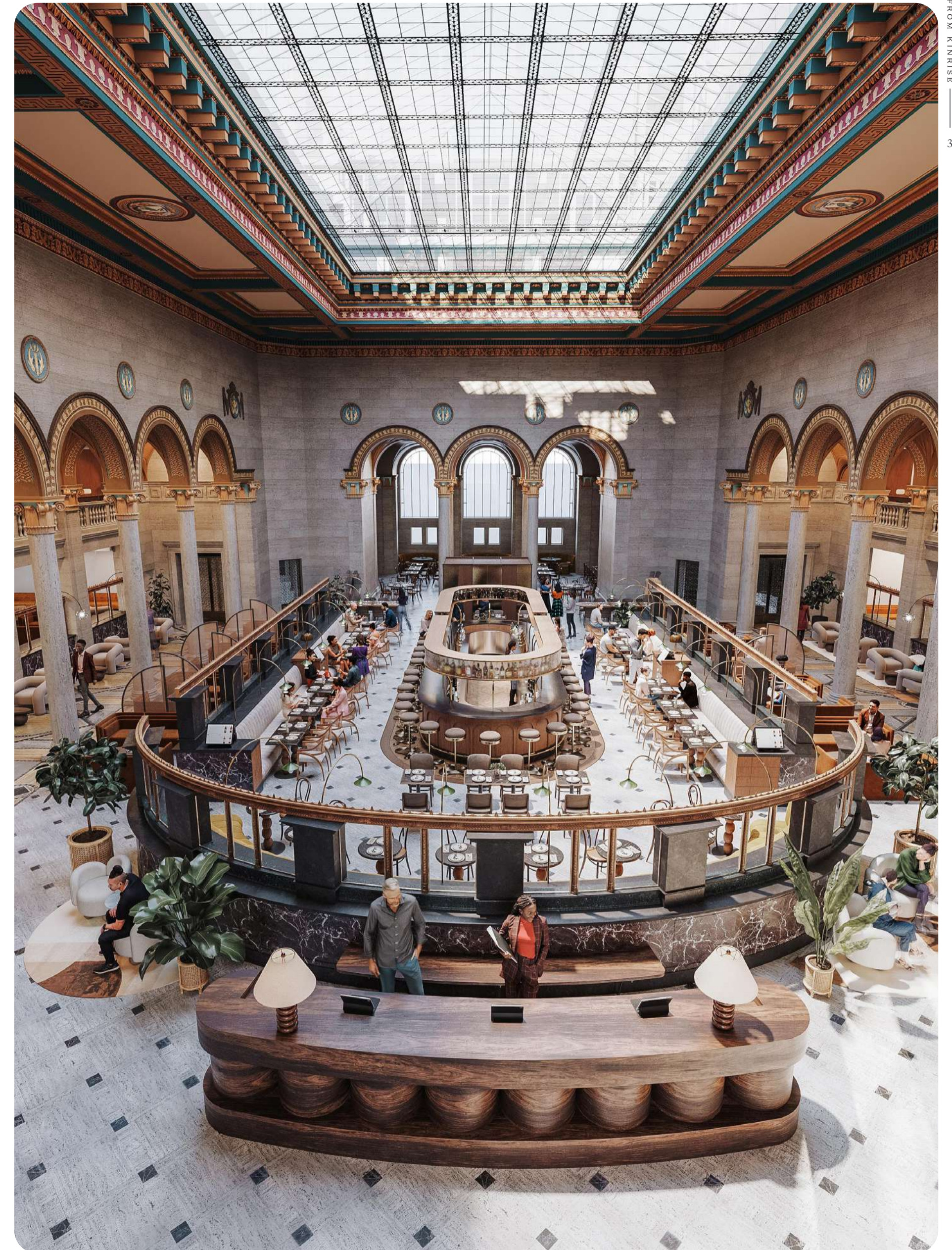
EXECUTIVE SUMMARY

Martins is getting ready to host an *unforgettable* hospitality experience.

Martins Bank Building offers the opportunity to transform the iconic ground floor banking hall into an impressive multi-faceted dining, social and events space. The operator has the potential to establish a hospitality experience unequalled in Liverpool and renowned across the UK.

Up to c.10,000 sq ft are available within the grand banking hall to house a main flagship restaurant and bar with a 500 sq ft artisan coffee shop and two further ground floor spaces (2 x 2,300 sq ft), offering additional restaurant, bar and event opportunities.

COMING AUTUMN 2024

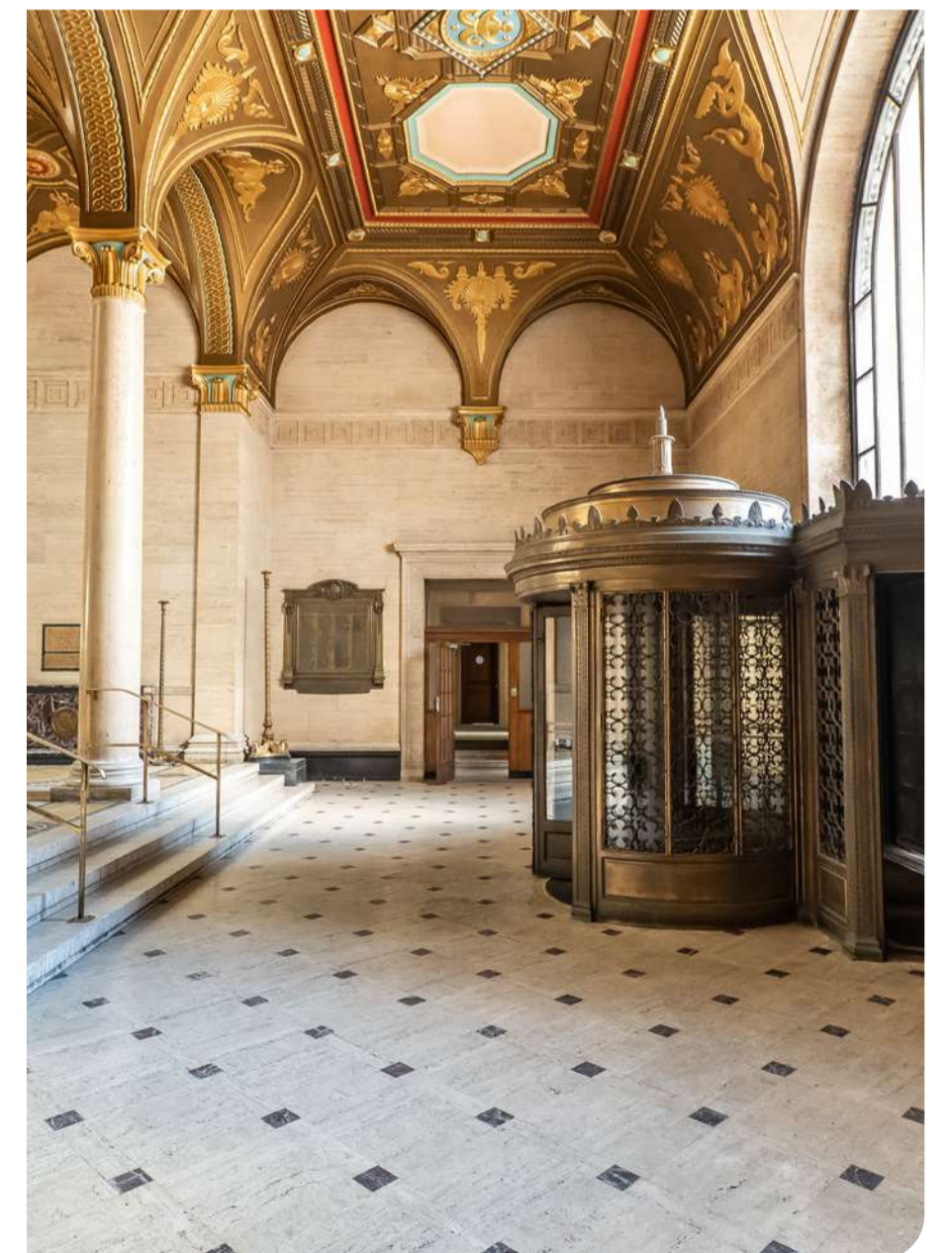




A monumental moment in history

Designed by Herbert Rowse in 1927 and opened in 1932, this Grade II* listed building is due to be sensitivity refurbished into Grade A offices, flexible workspace with the exquisite banking hall being transformed into an outstanding restaurant, bar and social space.

Martins Bank Building exists to inspire and enable culture, connection and company growth within Liverpool City Centre.



HISTORY

Honouring the past

Martins Bank Building, Liverpool's iconic Grade II* listed building situated on Water Street in the heart of the city. Designed by Herbert Rowse in 1927 and opened in 1932 following 5 years of construction. Martins has been described as Rowse's "masterpiece... and among the very best interwar classical buildings in the country". Originally designed as the headquarters for Martins Bank, later bought by Barclays in 1965, operating as their flagship Liverpool branch until 2009.

After the start of World War II, much of the country's gold reserve was secretly stored inside Martins to hide it from a feared invasion. About 280 tonnes of gold was carted out of London in three heavily guarded trains. Once the cache arrived in Liverpool, it was lowered down into the bank's vaults via a hatch right outside the bank building.

While lying vacant Martins became a renowned film location featuring in productions such as *Peaky Blinders*, *The Edge of War*, *The English Game*, Pepsi's latest TV advert amongst many others.



FUTURE

Renovating for the future

WE'RE NOW READY TO BRING MARTINS BANK BUILDING BACK TO LIFE.

Implementing a contemporary, multi-use fit out with overflow workspace flexibility and morning-till-night amenities. Designed to work with an ever-changing world, with ever-changing workspace needs.

We have integrated leading technology throughout the building to ensure Martins operates with 100% green energy whilst putting full control in the hands of each of our tenants through our in-house App.



The iconic building that *belongs to the city*

Martins Bank Building is located in the heart of Liverpool city centre's office and restaurant scene and is situated on Water Street, overlooking Castle Street.



LOCATION

The building is next to Castle Street's bustling bar and restaurant quarter, home to a host of key operators including; Riva Blu, Rudy's Pizza, Queens Wine bar and Bistro, Bobo, Bouchon, Alchemist, Viva Brazil, Bacarro, Liverpool Gin, Gaucho (opening 2022) and Hawksmoor (opening 2023).

The immediate area is predominantly commercial, although the area is becoming increasingly mixed-use with new hotel and residential developments. Water Street is undergoing significant activity with HMRC recently relocating c.4,000 staff into the newly developed India Buildings directly opposite.



Walking times to local connections

Liverpool Lime Street	12 min
Moorfields Train Station	2 min
James Street Train Station	1 min
Liverpool One Bus Station	8 min
Pier Head Ferry Terminal	4 min
Cruise Terminal	6 min

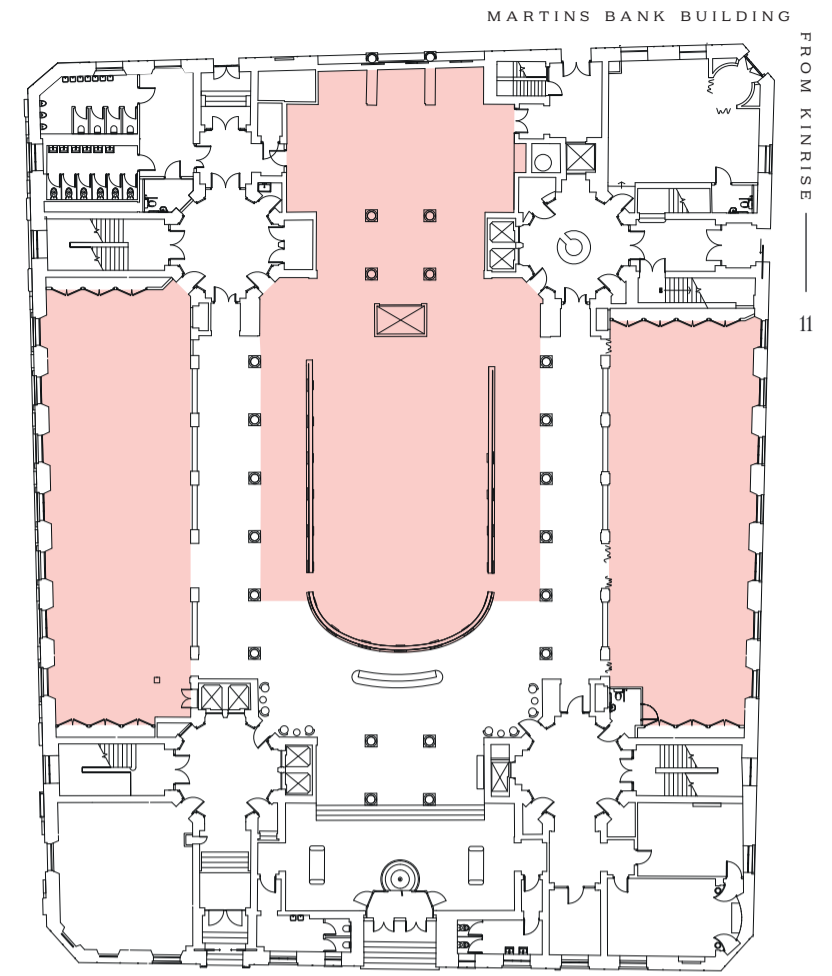




THE RESTAURANT

Vision for our *partner operator*

- ▼ At a minimum the Operator is to provide an all-day dining offering from 7.30am Monday - Friday.
- ▼ The Operator will have exclusive use of 3,025 sq ft of space at lower ground floor, appropriate for a kitchen and any additional ancillary space as required, which can be accessed via the northern and eastern cores, as well as a service staircase, goods lift and two original dumbwaiters.
- ▼ Operator to operate under Use Class E (food led).
- ▼ The main restaurant entrance will be on water street.
- ▼ The office entrances for tenants will be located at the southwest and northeast corners of the building.
- ▼ The accessible entrance is located at the northeast corner.
- ▼ It is proposed that the two wings either side of the Banking Hall will act as key activation and social areas for Martins. We envisage an array of events from live music, art installations to pop-ups with local creators and makers, with a focus on Liverpool based individuals and businesses. These areas would be well suited to exclusive bookings by office tenants and members of the public.



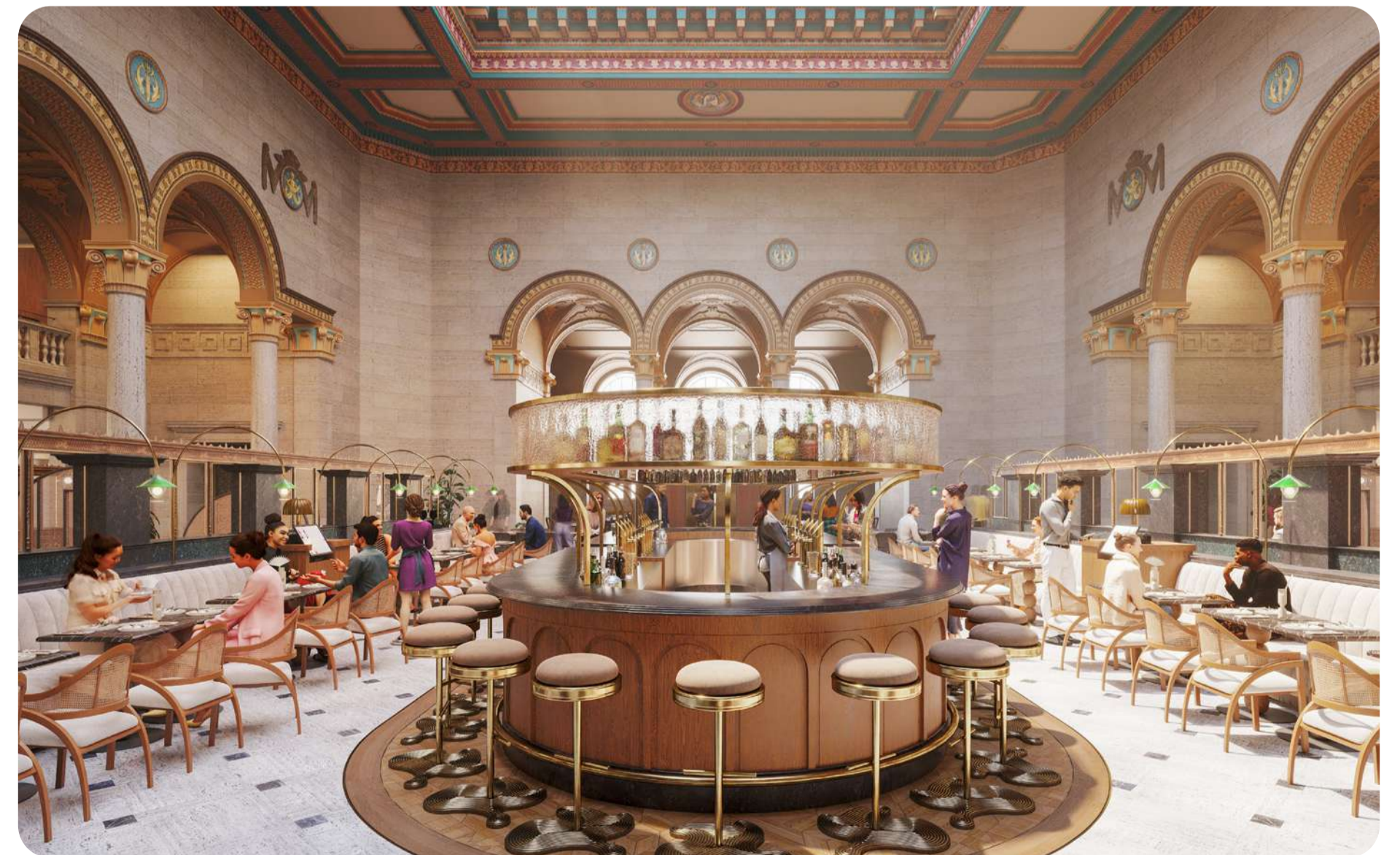
- ▼ The Operator should consider the ability for office tenants to order in-house catering for meetings and events within the building.

BANKING HALL OPPORTUNITY

Putting Liverpool hospitality on the *world stage.*

Up to c.10,000 sq ft are available within the grand banking hall to house a main flagship restaurant and bar and two further ground floor spaces (2 x 2,300 sq ft), offering additional restaurant, bar and event opportunities.

This extraordinary setting gives an ambitious operator a rare opportunity to establish a hospitality experience unequalled in Liverpool and renowned across the UK.

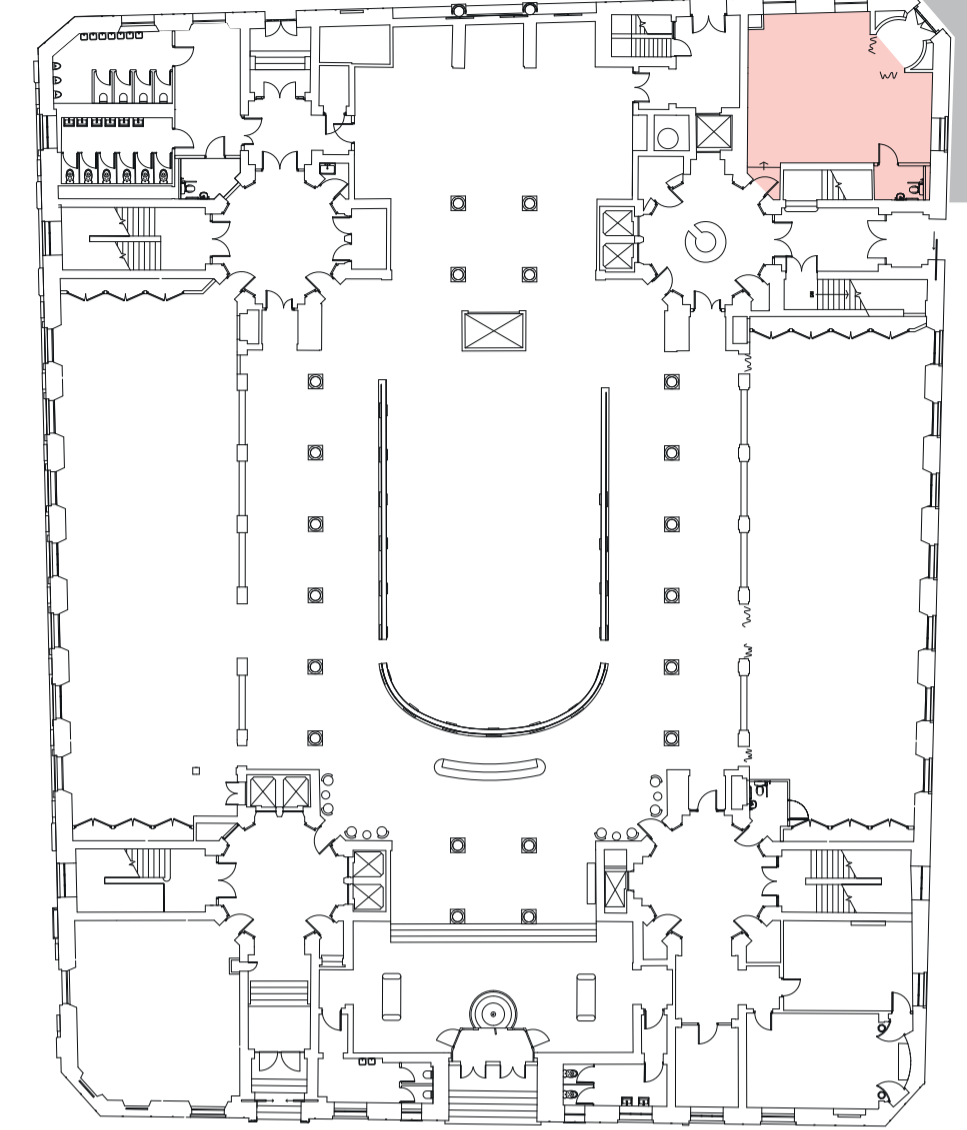




CORNER UNIT PARTNER

Vision for our partner operator

- At a minimum the corner unit is to trade from 7.00am Monday to Friday.
- The brand should differentiate from that of the operation within the main Banking Hall to improve the amenity offering for customers.
- The Operator can apply for a pavement licence to allow for external seating and ideally service this the area April – September inclusive.
- The Operator should consider the ability for office tenants to order in-house catering.
- The Operator's fit out should compliment the Martins design guidelines.



CORNER UNIT OPPORTUNITY

The coffee destination of Liverpool

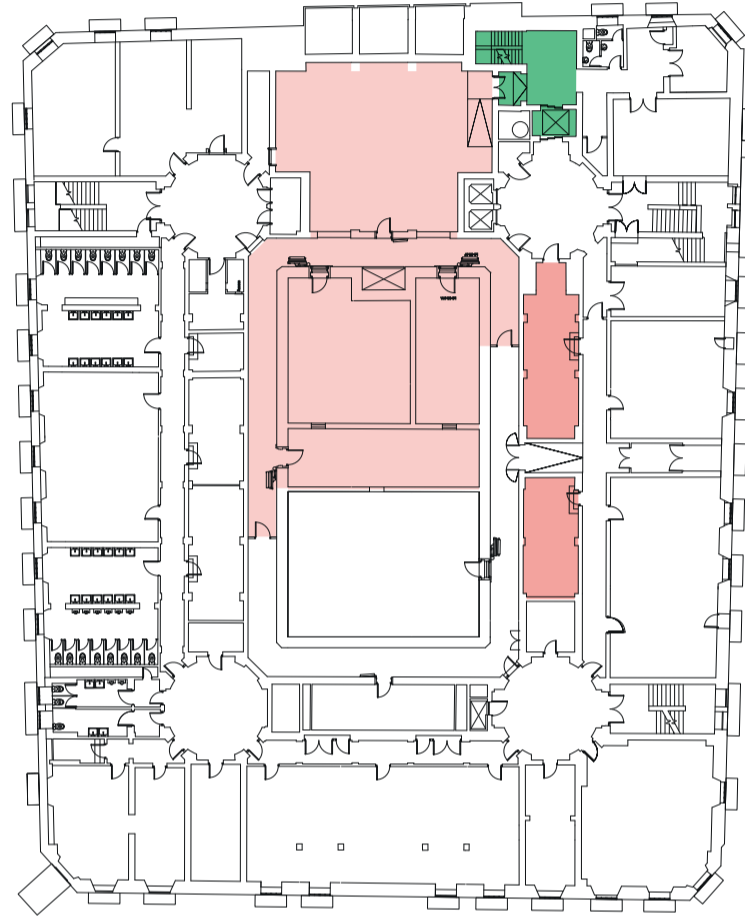
- 500 sq ft to house a stunning artisan coffee shop
- This highly desirable unit leading directly on to Exchange Square has the opportunity to be part of something very special for the city centre, establishing a high-quality and high-footfall coffee offering for local business professionals and city visitors.



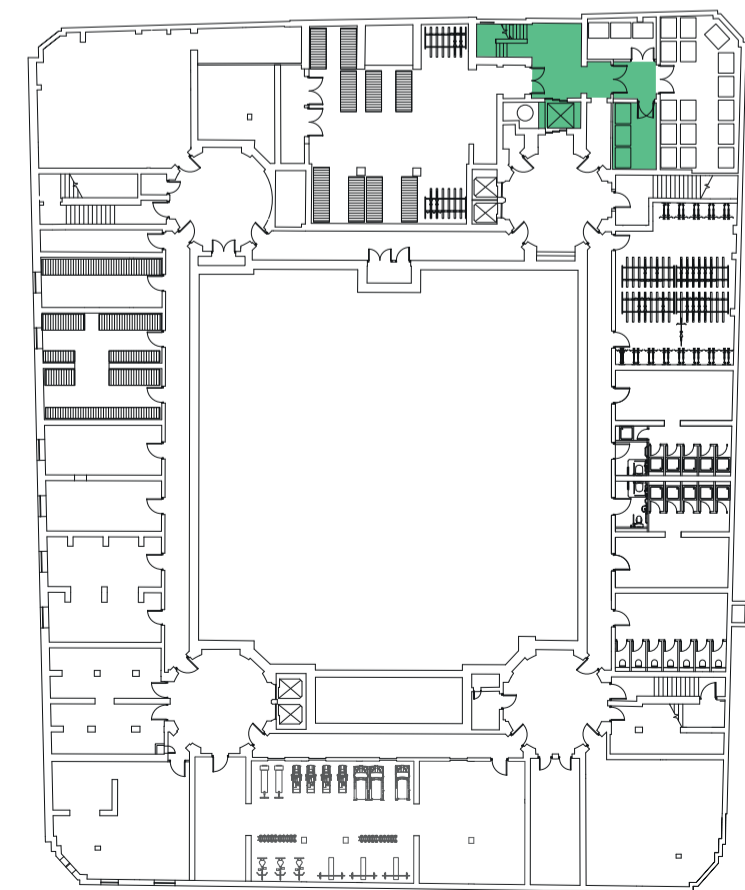
THE BUILDING

Floor plans

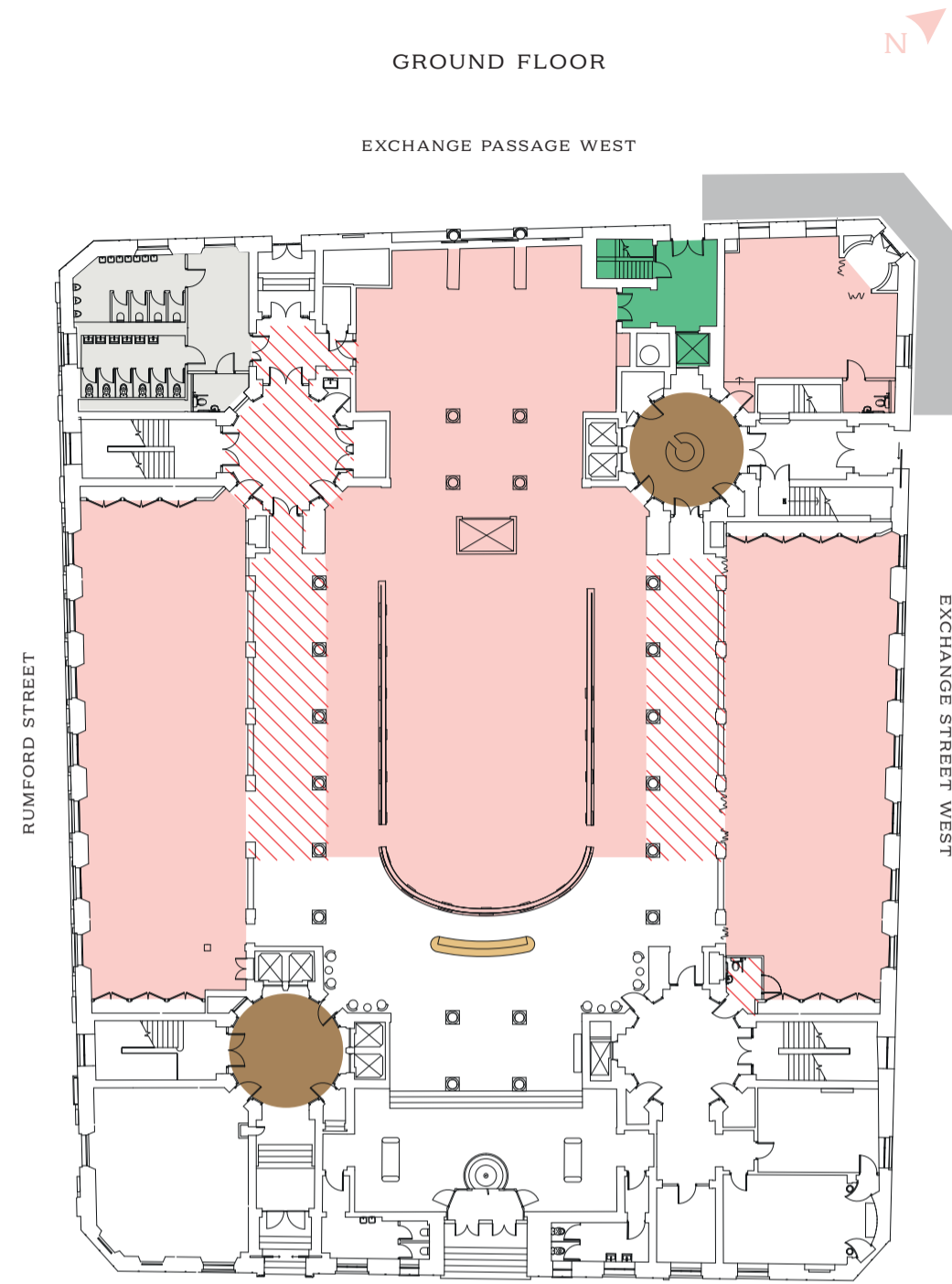
LOWER GROUND FLOOR



BASEMENT



GROUND FLOOR



FLOOR	AREA (SQ M)	AREA (SQ FT)	USE
BASEMENT	393	4,230	FLEXIBLE
LOWER GROUND	1,058	11,389	FLEXIBLE
	376*	4,047*	LEISURE
GROUND	1,266*	13,627*	RESTAURANT, BAR & CAFÉ

- LEISURE
- OFFICE RECEPTIONS
- GUEST RECEPTION
- GUEST TOILETS
- DELIVERIES AND WASTE
- OPPORTUNITY FOR PAVEMENT LICENCE
- OPTIONAL ADDITIONAL SPACE
- SHARED ACCESS

*Gross internal area

ADDITIONAL INFORMATION

Be part of a *new* chapter at Martins

Operators are invited to be a part of Martins' latest chapter. Given the historical importance of the building we urge that everyone protect the heritage through exemplary design, service and respect for its continuing legacy.

We work with all of our Operators to strive for excellence when it comes to sustainability – this includes but is not limited to waste management, energy and water usage and the use of environmentally friendly packaging and promotional materials.

Operators will work in close collaboration with the Building Team and Community Team at Martins.

We are a diverse and inclusive organization and look to Operators to share in this vision and adhere to equal opportunity hiring practices. We are a Living Wage Employer as set by the Living Wage Foundation.

A planning and listed building application are currently awaiting determination by Liverpool city Council to permit an extensive and transformational renovation under reference 22F/1712.



Commercial Specification



GENERAL DESIGN

Key Dimensions Lower Levels (Banking Hall & Vaults)

Floor to ceiling height (beneath laylight)	14m approximately
Floor to ceiling height (beneath mezzanine)	3.4m approximately
Floor to ceiling height (lower ground)	2.7m approximately

Floor Loadings – Ground Level (Banking Hall)

LOAD TYPE	LOAD	VALUE (KN/M ²)
Permanent (G _k)	Finishes (110mm Screed)	2.64
	Ceilings & Services	0.15
Variable (Q _k)	Banking Hall	4.80

Floor Loadings – Lower Ground

LOAD TYPE	LOAD	VALUE (KN/M ²)
Permanent (G _k)	Finishes (110mm Screed)	2.64
	Ceilings & Services	0.15
Variable (Q _k)	General	3.40

Floor Loadings – Basement

LOAD TYPE	LOAD	VALUE (KN/M ²)
Permanent (G _k)	Finishes (110mm Screed)	2.64
	Partitions	1.00
Variable (Q _k)	General	4.80

Occupancy

- ▼ Lower Ground = 152 (Total)
- ▼ Ground Floor = 586 (Total) / 523 (Excluding Office Tenants)

WC Design Density

- ▼ Dedicated single sex public WC provision (6 female cubicles & 4 male cubicles + 3 urinals).
- ▼ 3 Unisex accessible WC's

Tenant Facilities

- ▼ 24 hour building management
- ▼ Shared BOH entrance + loading bay & goods lift
- ▼ Lower Ground level kitchen and storage space supplemented by lift / food hoist facility.



VEHICULAR ACCESS PROVISION

Parking, loading and service bay

A Loading and service bay for large deliveries and collections is to be located to the north of the building along Exchange Passage West. With the exception of Water Street, each of the enveloping streets hosts pay and display on street parking; Rumford Street (west), Exchange Passage West (north), and Exchange Street West (east). There are also multiple secure parking facilities within a 0.5 mile radius.



VERTICAL TRANSPORT

Lift Design Density

Occupancy at 1 person per 12.5 sqm in line with CIBSE and BCO design guidance

Lift Performance

- ▼ Average interval time 25s to 30s
- ▼ Handling capacity of 12% of served population
- ▼ Core 01 / Lifts B, C, D & E – 4no. 750kg fully refurbished and upgraded historic lifts @ 1.8/2.5m per second
- ▼ Core 04 / Lifts F, G & H – 3no. 750kg new lifts @ 0.75/2.5m per second

Service Lift

- ▼ Lift H to be a new combined passenger / goods lift
- ▼ Serves from Basement to Level 07
- ▼ Dual access between Basement & Ground Level
- ▼ Dedicated road side service entrance and loading bay

Fire Fighting & DDA Lift

- ▼ Lift F to be a new combined passenger / fire-fighting lift
- ▼ Lift G to be a new DDA passenger lift



INTERNAL FINISHES

Banking Hall & Core Rotundas

- ▼ Existing historic ornate finishes, fittings and detailing to be restored and retained; Marble, Travertine, Bronze
- ▼ Historic purple Levantine clad banking counter and bronze screen restored
- ▼ Original ornate lighting fixtures to undergo restoration and be reinstated

WC's

- ▼ Original historic sanitaryware to be retained, restored and reinstated
- ▼ Dedicated WC Lobby area with high quality wall and floor finishes
- ▼ High quality mosaic floor tile finish
- ▼ High quality ceramic wall tile half height finish

Lower Ground Areas

- ▼ All Lower Ground Areas will be delivered to a Shell & Core standard
- ▼ Painted walls and ceilings (where applicable) exposed concrete / screed floor finished in a matt sealant.



CAPPED SERVICES

Electrical

MCCB Panel and MCB distribution panel board for kitchen & Café power

Mechanical

Capped connection for supply + extract air for commercial kitchen. Café to utilise tenant fit local MVHR

Water

3no. Capped connection points for kitchen use & 1no. capped connection point for Café use.

Note: Mechanical supply & extract ventilation provided to Banking Hall with capped power and water supply at designated pop up locations behind banking counter for tenant fit out.



ELECTRICAL SERVICES

Electrical Supply

The building has one 1.5MVA transformer within a private substation.

Design criteria

- ▼ Lighting 7.5W per sqm
- ▼ (12W per sqm maximum allowance)
- ▼ Small power allowance 25W per sqm
- ▼ Upgrade allowance 20% spare capacity in the riser
- ▼ 140kW power allowance for commercial grade kitchen

Illumination levels

- ▼ High efficiency LED lighting combined with PIR and daylight-sensitive controls utilising wireless control and app enabled software
- ▼ WCs 150–200 lux
- ▼ Safety lighting in commercial tenant areas without natural lighting – 50–100Lux
- ▼ Common Circulation spaces 100–200Lux

Backup power

A UPS for life safety supplies and security systems to essential landlord equipment is installed.



FIRE DETECTION

- ▼ Means of escape for the commercial accommodation will operate a simultaneous evacuation.
- ▼ Ground floor maximum occupancy 586.
- ▼ Automatic fire detection and alarm system complying with BS 5839:Part 12017 – Category L1. alarm in accordance with BS 5839–8:2013 and an emergency voice communication system in accordance with BS 5839–9:2011.



MECHANICAL SERVICES

Ventilation rates

Base Provision : 10 litres / second / person
1.0 litres / second / sqm
Toilet Ventilation : 10 air changes / hour extract

External design

Summer 30°C db, 20°C wb.
Winter -4°C, 100% rh

Heating cooling & comfort control

Capped services and penetration routes from Lower Ground Level for tenant install.

Gas (Commercial)

The development has ambition to be 100% electric, however the option for a capped gas supply for commercial kitchen use exclusively (Lower Ground Level) may be negotiated.

BMS

The building management system allows for an intelligent connection between the landlord and tenant services to allow for independent tenant control and energy monitoring, with cloud based Integrated Building Management System facility for remote user integration.



WASTE

Waste processing and recycling facilities are provided within a dedicated basement refuse store. Specialist equipment / requirements (fat / oil tray) to be installed / provided by tenant.



METERING

- ▼ Dedicated distribution boards to lease areas for accurate power usage charges
- ▼ Metered domestic water
- ▼ Weightron refuse system operated by building management for accurate waste handling charges



SECURITY

- ▼ Intercom to core 1 core 4 entrances.
- ▼ CCTV externally and in the internal core lobbies.
- ▼ Access control to primary building entrances and throughout. Manual suite for ornate historic outer doors.



SUSTAINABILITY

- ▼ EPC target rating 'B'.
- ▼ NABERS accreditation under consideration



Establish a presence on a *world stage*

An unrivalled hospitality opportunity is coming to Liverpool in Autumn 2024. With limited availability and lots of interest, we are now welcoming operators to explore their future at Martins.





Explore your future at Martins

For further information on these opportunities or to arrange a viewing please contact
the following:

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