



- \* Stunning Penthouses from -£490,000
- \* Waterfront, River, City views
  - \* 2 x beds 2 x Baths
- \* Granite worktops - Island,
  - \* Quality Kitchen
  - \* En suite Bathroom





BE PART OF LIVERPOOL'S ICONIC WATERFRONT HISTORY - VIEW YOUR PENTHOUSE TODAY  
PRICES From just - £490,000.

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

Stunning Penthouses for sale offering a unique lifestyle in a walled, navigable marina including the 'Titanic Hotel'

A limited opportunity to live in Liverpool's and the UK's historic Tobacco Warehouse - Phase 1.

Basement Car parking space available to purchase at £15,000 per space. (Spaces available to those who purchase early)

- \* Stunning Penthouse
- \* Feature Media wall
- \* Exposed Brick walls
- \* Granite breakfast bar & Island
- \* Quality Kitchen
- \* Integrated appliances
- \* River, Waterfront, & City views
- \* 2 x bedroom, 2 x Bathrooms
- \* Built in wardrobes
- \* En-suite Bathroom
- \* Private Terrace
- \* Parking
- \* 5 Star Concierge & Management team
- \* Truly Unique Waterside living
- \* Opportunity for a unique lifestyle in a walled, navigable marina including the 'Titanic Hotel'
- \* Extensive waterside and city views

The varied selection of Penthouses currently available offers you choices of views : to the Dockside, the River, and City views.

Tobacco Warehouse - First phase is nearly sold out, so we do advise you to book your viewing appointment now to avoid disappointment.

#### 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 now transformed and complete into two- and three-bedroom, duplex, dual aspect, loft-style apartments and Penthouses 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

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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 undergoing major regeneration with the Ten Streets and Liverpool Waters masterplan advancing. In addition, the new Everton Stadium - Hill Dickinson Stadium is now complete and the new home of Everton ~Football Club from 2025/2026 football season.

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

#### PURCHASE DETAILS:

Leasehold (residue of new 250 year lease)

Annual ground rent: Peppercorn

Current service charge £1.79 Sq Ft  
Additional car park service charge £719 pa

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 BOOK YOUR VIEWING.

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.