



Paddington Village

Liverpool, Merseyside

Opportunity

Knowledge Quarter Liverpool (KQ Liverpool) and Liverpool City Council will consider a variety of investor involvement to include, equity partners, co-investment or development funding. The anticipated investment across all phases is up to £1bn. With construction already well underway, the initial investment still required for Phase 1 is circa £50 million rising to more than £500 million for later phases and offers the potential for a long-term relationship with this public sector partner.

This flagship expansion site, of the KQ Liverpool, sits at the eastern gateway to the city and is a true mixed-use development opportunity: including commercial, residential, educational, health, retail and leisure. as well as owner occupier and retirement living.

Promoter:

Knowledge Quarter Liverpool

Scale:

£1 billion

Sector:

Mixed-use development

Location:

Liverpool

Investment type:

Development funder or similar

Programme:

2019-2022

Planning Status:

Development Framework adopted. Early schemes have full planning consent

kqliverpool.co.uk

Overview

Background

This £1 billion project has been earmarked for 180,000 sq. m of science, technology, education and health space. The site is being developed in three phases: Paddington Central, Paddington South and Paddington North, with phase one already well underway.

At 12 hectares, Paddington is a sizeable urban village, inspired by the sense of community you would find in the likes of Greenwich Village in New York. Not only will it be a great place to live but a great place to work, discover and socialise, with state-of-the-art workspace, labs, cafés, restaurants, shops, accommodation, a hotel and teaching, examination and events space, it offers an opportunity of national significance and sits within the KQ Liverpool Mayoral Development Zone and the wider Northern Powerhouse (NPH). outline planning consent for 1,380 units.

Project Description

Being a live development, Paddington Village has enjoyed recent success when The Royal College of Physicians (RCP) were announced in 2017 as one of the site's first anchor tenants, taking more than half of the brand new iconic 16,000 sq. m building The Spine, for their new Northern Centre of Clinical Excellence, which is now on site.

Also, confirmed and onsite is Liverpool International College, a partnership between Kaplan and the University of Liverpool and Rutherford Cancer Centre Northwest. The college will bring 4,400 sq. m of education and learning facilities and 262 residential bed spaces due to open in September 2019 and the cancer centre will see two new buildings open at the end of 2019, a state-of-the-art cancer treatment centre and a pioneering diagnostics centre.



Key project detail;

- 12 hectares of land in single public
- ownership
- 400 apartments
- 2,000 sq m GF retail
- 40,000 sq m office/ commercial
- 15,000 sq m education
- 10,000 sq m health
- 1,088 car parking spaces
- 1,000 new full-time jobs

Project Promoter and Partnerships

The site is wholly owned and controlled by Liverpool City Council and forms a major part of the Mayoral priority portfolio and is included within the wider £2 Billion Knowledge Quarter Liverpool project. The KQ Liverpool Board consists of Liverpool School of Tropical Medicine, the University of Liverpool, Liverpool John Moores University, The Royal Liverpool and Broadgreen University Hospitals NHS Trust, Liverpool City Council, Liverpool City Region Combined Authority, Liverpool Vision and The Hope Street Community Interest Company. Options would be for an investor/ developer and/or forward funding partner.

Liverpool City Council is the local authority responsible for and administers planning. The project is also located within the Liverpool City Region LEP and forms part of the wider Northern Powerhouse.