

The background of the entire page is decorated with a pattern of grey, irregular polygons, primarily hexagons, of varying sizes. These shapes are scattered across the white background, with a higher density on the left side where they form a more continuous, mosaic-like pattern, and become more sparse towards the right.

# The Spine

One of  
the world's  
healthiest  
buildings



# Introducing...

## One of the world's healthiest buildings

The building helps to create a built environment that improves the nutrition, fitness, mood, sleep patterns and performance of its occupants.

The seven concepts of the building are:



Fitness



Water



Light



Nourishment



Air



Comfort

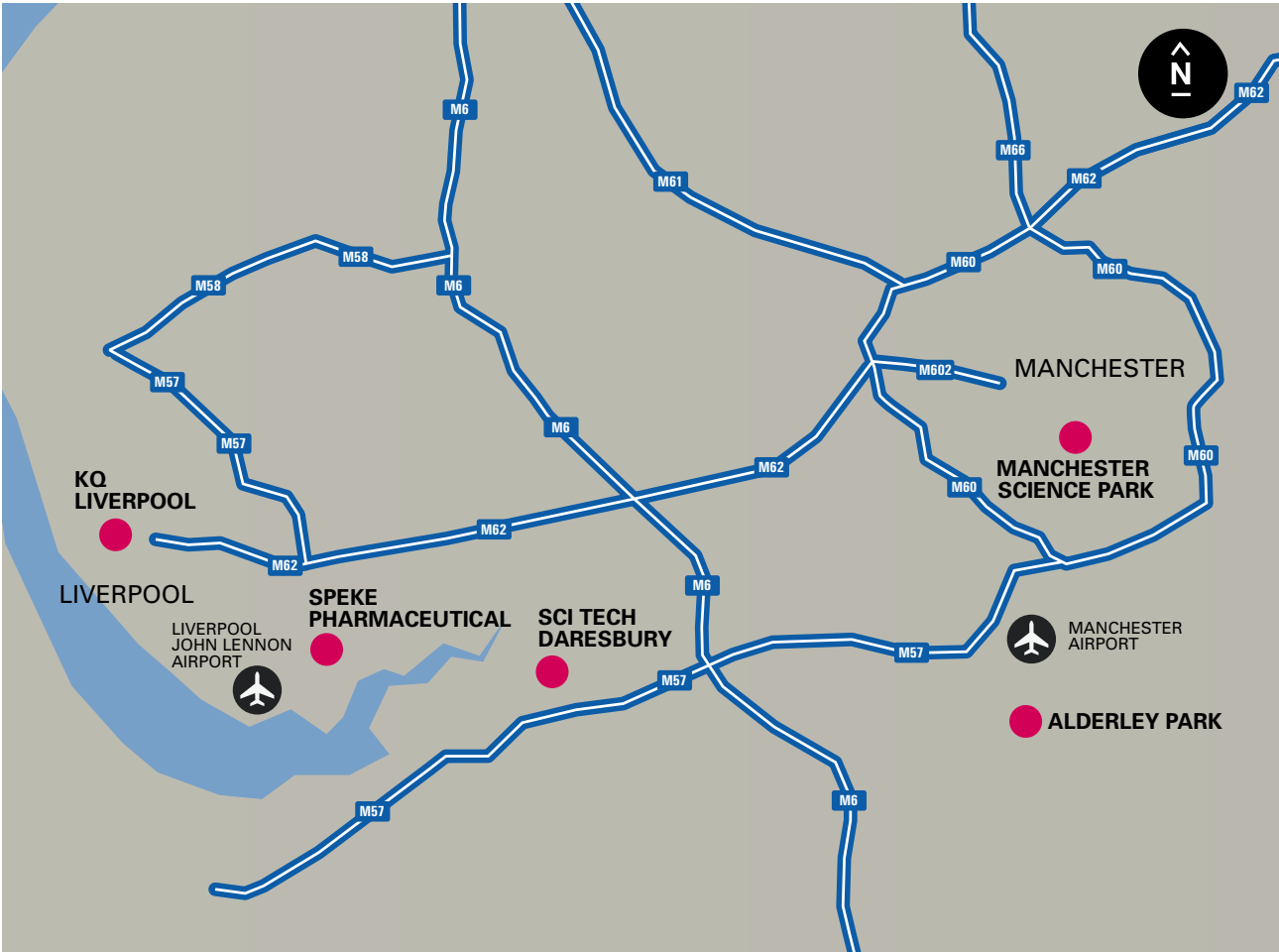


Mind

# The North-West Ecosystem

Below are the key science and tech clusters from across the North West.

New and existing developments across the region are already attracting international businesses to Liverpool to work alongside our growing local talent.



Travel times from KQ Liverpool:

**BOSTON/NYC**   
**8 HOURS**  
BY PLANE  
VIA  
MANCHESTER  
AIRPORT

**BERLIN**   
**2 HOURS**  
BY PLANE  
VIA LIVERPOOL  
JOHN LENNON  
AIRPORT

**LONDON**   
**2 HOURS**  
BY TRAIN  
VIA  
LIVERPOOL  
LIME STREET

**MANCHESTER**   
**45 MINS**  
BY CAR  
VIA THE M62



# Welcome to Liverpool

Liverpool is centrally located within the UK and with a population of 1.52m, is the fifth largest city in the country.

Since being named European Capital of Culture in 2008, Liverpool has regenerated and transformed into a world-class destination with a dynamic reputation. Liverpool is regularly cited as the most successful Capital of Culture to date, with the prestigious title providing the catalyst for huge investment and building developments within the city. 2018 will see Liverpool attract investment of more than £1bn for an unprecedented fourth successive year, with £14bn of projects either on site or in the pipeline.

The city's biggest asset is its people - known for their warm welcome and great sense of humour. Liverpool was voted the UK's friendliest city by readers of Condé Nast and was ranked the fourth best city for growth and investment in the UK, by Arcadis.

With two international airports within a 45-minute drive and a high speed rail service reaching London in two hours, it has never been easier to get to Liverpool.

Liverpool provides a great setting to explore the great outdoors with 120km of coastline and over 2,500 acres of parks and green spaces. National Parks, Snowdonia, Lake District and Peak District are all within two hours drive of the city.

Liverpool is also brimming with culture and is internationally recognised as a UNESCO World Heritage City; it has one of the most impressive collections of museums and galleries in Europe. The city not only has a celebrated past as a mercantile hub and gateway, it is now also a must-visit destination for lovers of art, theatre and museums.

The Albert Dock attracts 5 million visitors each year. Located adjacent to ACC Liverpool, the Albert Dock attractions include: the Tate Gallery, The Beatles Story, International Slavery Museum and the Merseyside Maritime Museum. The Museum of Liverpool is the first purpose-built museum in the UK for over 100 years and reflects the city's global significance through its unique geography, history and culture.

## KQ Liverpool

Knowledge Quarter Liverpool (KQ Liverpool) is home to the largest cluster of science, health, education and cultural minds in the city region and is therefore one of the best places in the UK to start, grow and scale-up an innovative business.

Home to the University of Liverpool (UoL), Liverpool School of Tropical Medicine (LSTM), Liverpool John Moores University (LJMU), Liverpool Science Park (LSP), the new £429m Royal Hospital and the £157m Clatterbridge Cancer Centre, KQ Liverpool is fast becoming one of Europe's leading Innovation Districts. Due to its overall importance to the city's economic development, it is a Mayoral Development Zone.

KQ Liverpool is completely absorbed in culture and is home to some of the city's best bars and restaurants.



The unique mix of culture, science and medicine – including KQ Liverpool's world-leading strengths in infection and materials chemistry – combined with stunning architecture and its position at the heart of the city, has already attracted the Royal College of Physicians (RCP) and Proton Partners International, who are building the £35m Rutherford Cancer Centre North West, both of which will be based within Paddington Village, KQ Liverpool's newest development site.





# Strength in Culture

Liverpool is a global brand, with music, the creative and performing arts and sport synonymous with the city's international reputation.

One of the things that most differentiates KQ Liverpool from other innovation districts is the richness of the culture that is embedded into the fabric of the place. The KQ Liverpool eco-system is fuelled by culture – it's what gives the place vibrancy and energy. Music is a key part of the KQ Liverpool proposition, with the Liverpool Philharmonic and the UoL Institute of Popular Music located here but it also plays a much wider role in the city. Earlier this year, Liverpool was recognised as a UNESCO City of Music, due to its extraordinary musical heritage.



The creative and performing arts are also at the heart of KQ Liverpool, with the Everyman and Unity theatres and the Liverpool Institute for Performing Arts, which is one of the UK's leading institutions for the creative and performing arts.

Music and the creative and performing arts form just one part of the bigger picture. People work hard in the Knowledge Quarter but they also know how to enjoy themselves. The independently-owned restaurants on and around Hope Street offer residents and visitors alike some of the best food

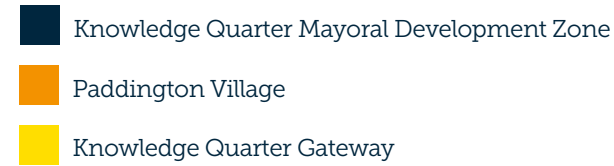
in Liverpool. These include: The London Carriage Works at The Hope Street Hotel, the award-winning Art School, 60 Hope Street, The Quarter, HOST, The Pen Factory, Moose Coffee, Frederiks, Roski, Oktopus and Free State Kitchen.

And it doesn't stop there. KQ Liverpool is home to some of Liverpool's most popular tourist hot-spots, including the Victoria Gallery & Museum, Blackburne House and the Metropolitan and Anglican Cathedrals.





# Knowledge Quarter Liverpool

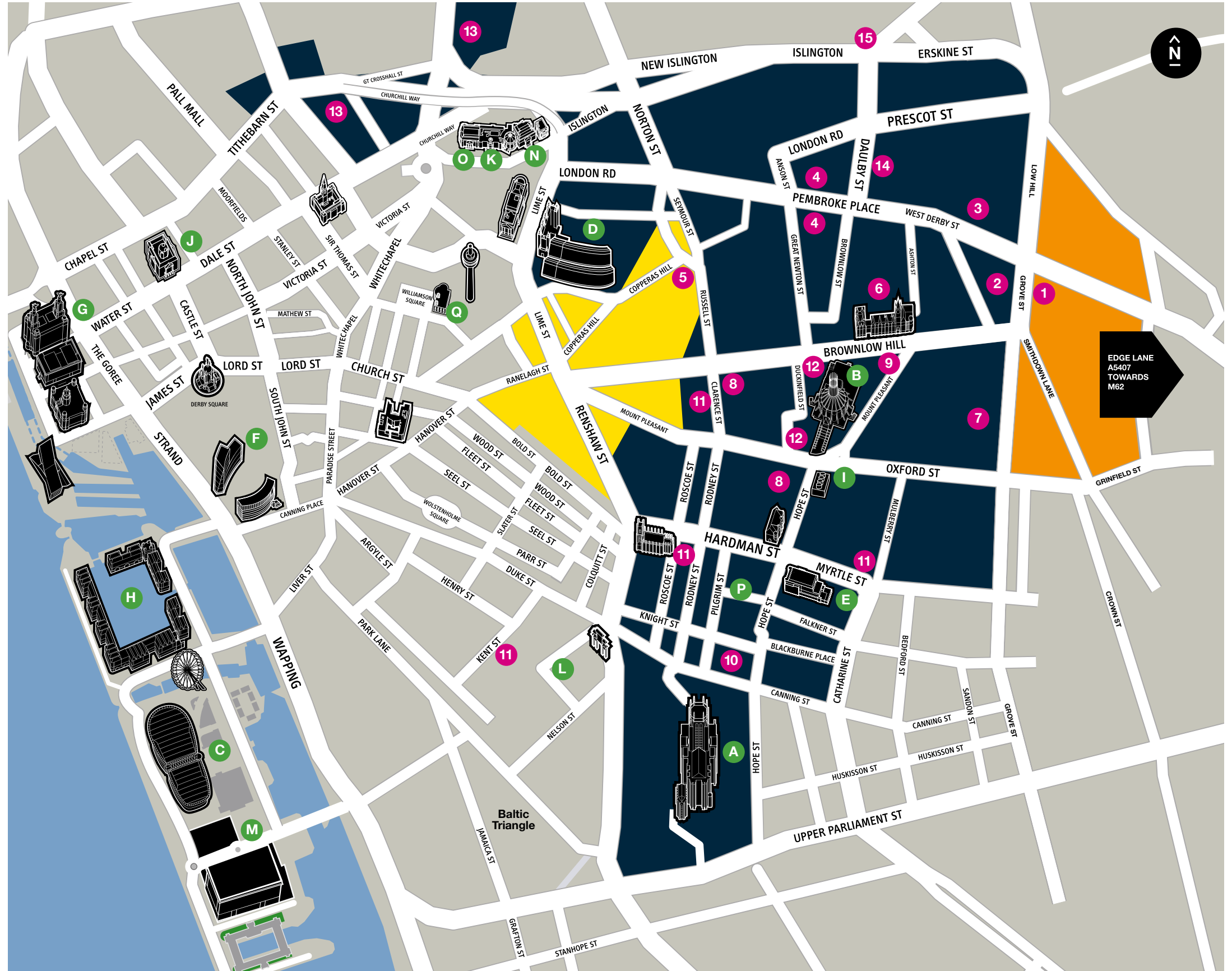


## Discover our key sites and buildings

- 1 RCP North (The Spine)
- 2 The University of Liverpool Health & Life Sciences Campus, including the Liverpool Bio Innovation Hub and Biobank
- 3 The Royal Liverpool & Broadgreen University Hospital and The Clatterbridge Cancer Centre
- 4 Liverpool School of Tropical Medicine
- 5 Sensor City
- 6 The Victoria Gallery and Museum
- 7 Materials Innovation Factory
- 8 Liverpool John Moores University, Mount Pleasant Campus
- 9 University of Liverpool, The Foundation Building
- 10 Liverpool Institute for Performing Arts (LIPA)
- 11 City of Liverpool College
- 12 Liverpool Science Park
- 13 Liverpool John Moores University, City Campus
- 14 Liverpool Life Sciences Accelerator
- 15 Liverpool Hope University, Creative Campus

## Discover places of interest

- A Liverpool Cathedral
- B The Metropolitan Cathedral of Christ the King
- C The Echo Arena & Convention Centre
- D Lime Street Station
- E Liverpool Philharmonic
- F Liverpool One
- G The Royal Liver Building
- H Albert Dock
- I Everyman Theatre
- J The Town Hall
- K Central Library
- L China Town
- M Exhibition Centre Liverpool
- N Walker Art Gallery
- O The World Museum
- P Unity Theatre
- Q Liverpool Playhouse Theatre





# Paddington Village

This £1bn flagship KQ Liverpool expansion site sitting at the eastern gateway to the city centre, has been earmarked as 1.8m sq ft 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 now underway.

At 30 acres, Paddington is a sizeable urban village, inspired by the sense of community you'd find in the likes of Greenwich Village in New York.

Not only will it be a great place to live but it will be 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.

As the owner of the land, Liverpool City Council is working closely with a range of organisations and existing and potential new occupiers to secure new business and job-creating opportunities at the heart of the site.

In addition to the RCP's new Northern Centre of Excellence, RCP North, Paddington Central will become home to Liverpool International College, a partnership between Kaplan and the University of Liverpool and also the Rutherford Cancer Centre North West. The 12-storey international college will bring 45,000 sq ft of education and learning facilities and 262 residential bed spaces to the site and the Rutherford cancer hospital is one of their first four pioneering proton beam cancer treatment centres to be built in the UK.

**£1bn**  
expansion  
site

**1.8m** sq  
ft  
of science, technology,  
education and  
health space

**45,000** sq  
ft  
of education and  
learning facilities

## Phase One Paddington Central



### Plots already let

- |  |  |
|--|--|
| <b>1</b> Liverpool International College | <b>6</b> The Rutherford Cancer Centre North West |
| <b>3</b> RCP North (The Spine)           | <b>10</b> A new hotel                            |
| <b>4</b> New combined heat & power plant |  |

# Phase Two Paddington South

Paddington South will present the opportunity for mixed-use developments focused around research and innovation.

There will be education space and residential accommodation, centred around landscaped public realm and green space, which will connect seamlessly with Paddington Central.

Liverpool City Council is already working closely with Merseyside Police to relocate their vehicle repair centre, which is currently based on Paddington South.

A new train station will link to the city's existing underground network, connecting Paddington Village to the rest of the city centre.

# Phase Three Paddington North

Paddington North, which sits opposite the health campus, will offer long-term opportunities for both commercial and residential developments.

With the new £24m Liverpool Life Sciences Accelerator and upon completion of the new hospitals, including the new £157m Clatterbridge Cancer Centre and the £429m Royal Liverpool Hospital, Paddington North will be within touching distance of one of the largest clinical campuses in the UK.

The development framework also proposes an easy-access link bridge, which will connect the site directly to the heart of Paddington Central.



## Paddington Village Key features



State-of-the-art  
offices and labs



A dedicated combined  
heat & power plant



Education & Health  
providers



Retail, leisure &  
fine dining facilities



Hotel  
& conference space



Public realm  
& green space



# Introducing The Spine

## one of the world's healthiest buildings

Sitting proudly at the corner of Paddington Village, Liverpool's new flagship building, The Spine, demonstrates our ambition to make KQ Liverpool a world-leading innovation district.

The 14-storey, 160,000 sq ft building will not only be BREEAM Excellent rated but will also be one of the first in the UK designed to achieve a WELL Standard Certification – making it one of the best working environments for mental health and physical wellbeing.

Using a biophilic design – an innovative way of designing the places in which we live, work and learn – The Spine's timber curtain wall system and unique ceramic frit facade, reconnects people with nature, creating a healthier environment that is proven to help productivity.

The ceramic frit facade, complete with 23 million unique voronoi polygons that mimic human skin, wraps the building and reacts to the local environment, reducing glare and noise.

Affectionately named after the striking staircase that runs up the north elevation of the building, The Spine's lower and upper floors will be occupied by the prestigious Royal College of Physicians, who are opening their new Northern Centre of Excellence in summer 2020, with the remainder of the building available to pre-let to other health, science and education-focused occupiers.





# The Spine from the bottom up

Designing a new building is no easy task. It not only needs to be innovative, iconic and inviting but it also needs to be complementary to its occupiers and environment. That's why, when it comes to The Spine, we won't settle for anything less than world-class.

As you enter the building there will be a shared public area, complete with a warm welcome, living wall, café and an informal tiered events space, perfect for seminars and presentations.

To connect the foyer to the dedicated exhibition space at mezzanine level, there will be a spiral staircase, encouraging interaction with the various displays that will focus on public health issues.

The building will also benefit from over 100 bike spaces, showers, a drying room and undercroft parking.

Each of the floors, which are all c. 11,560 sq ft, will have extra high ceilings, advanced air purification, district heating systems and floor-to-ceiling glazing, providing some of the best views of the city centre and waterfront.

Although the top four floors will be home to the RCP, there will be an internal sky garden, complete with high-oxygen producing plants and a fine dining restaurant, which will be available for private hire.





# Create a space that works for you

Whether you need a single floor or space over multiple levels, we can work with you to create the right environment for your business to thrive.

Here is just one example of how you can configure The Spine's flexible floorplates to meet the requirements of your workforce.

## Key features



Total Sq ft:  
11,542



Workstations:  
128



Dedicated reception:  
Yes



Meeting rooms:  
5



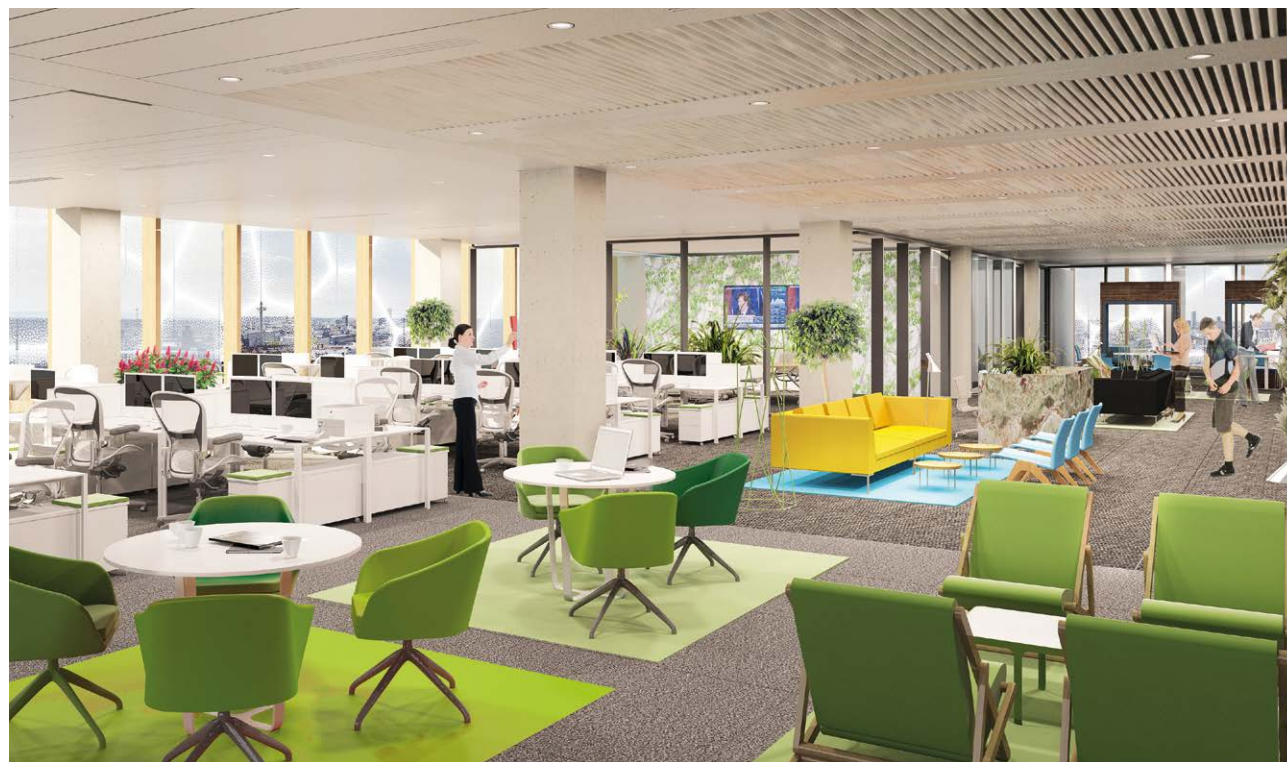
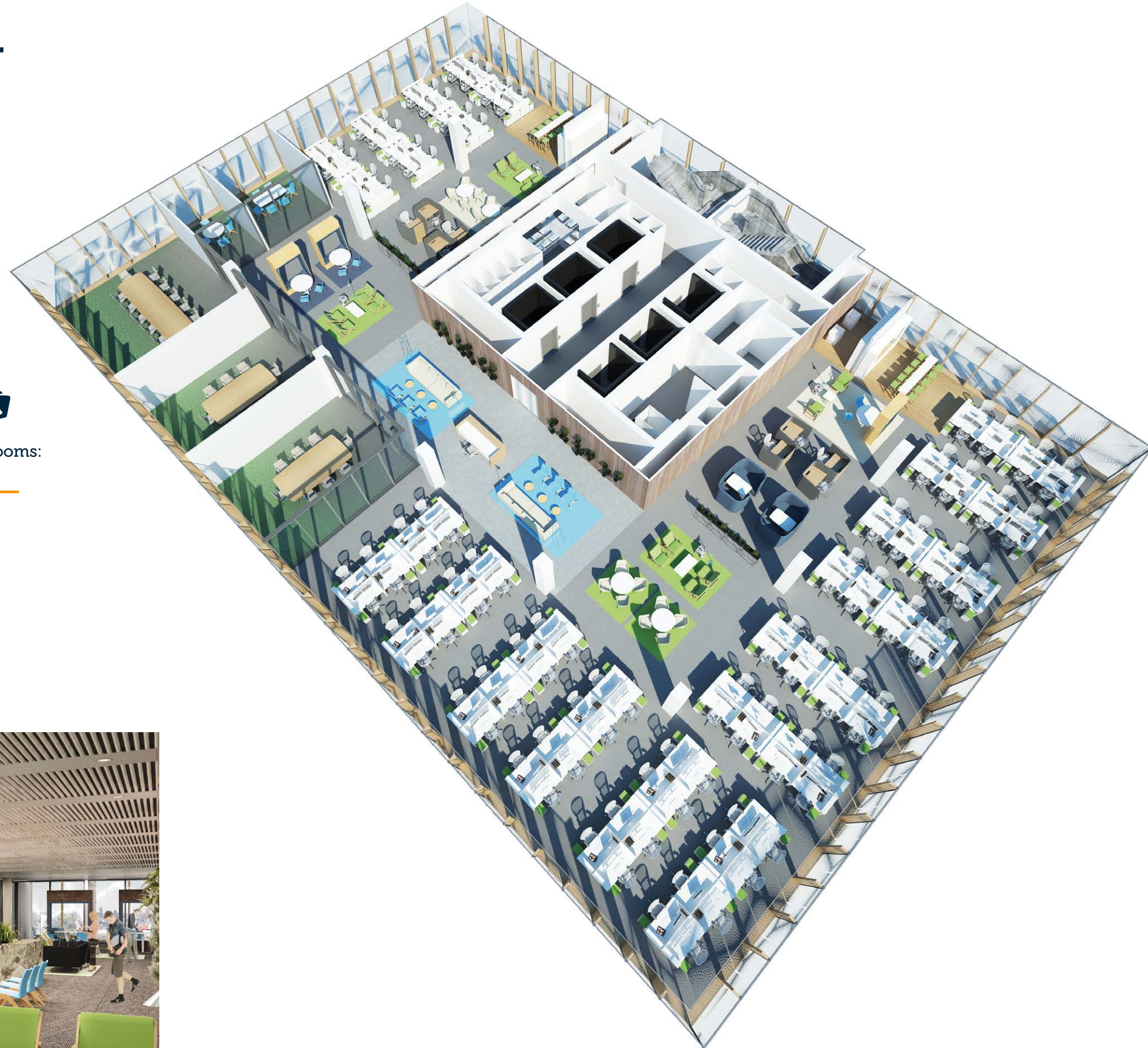
Kitchen &  
dining spaces:  
2



Informal  
meeting pods:  
2



Hotdesks/  
breakout areas:  
Yes





# Local Amenities

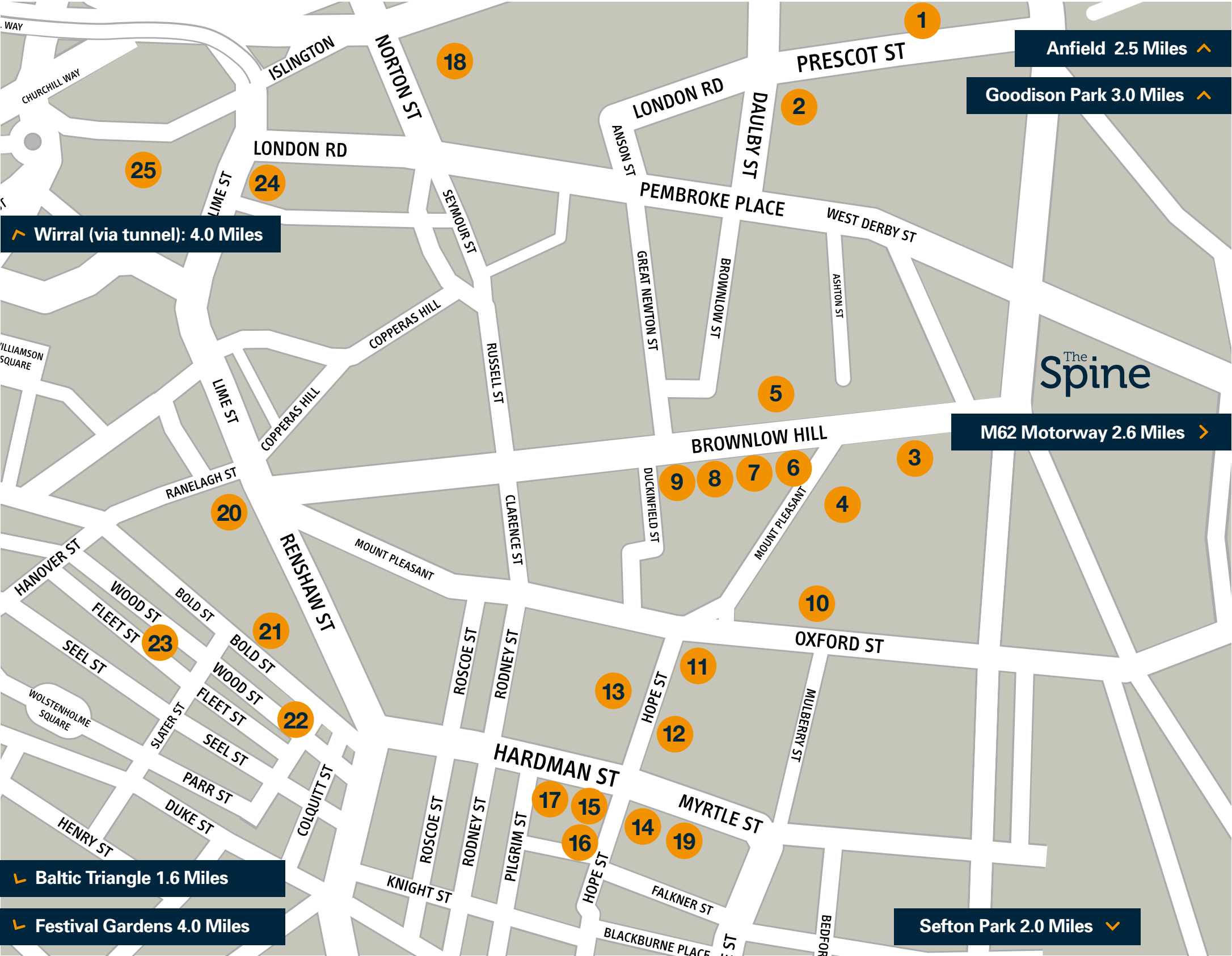
The Spine could not be better placed to access some of the city’s best amenities.

With countless shops at Liverpool ONE, a huge variety of casual dining outlets and cafés on Bold Street and some of the best cultural attractions, and fine dining restaurants on Hope Street, you will be spoilt for choice.

Below are just some of the places you will find within a mile of Paddington Village.

## Discover our local amenities

- 1 Tesco Express
- 2 Bite Club Café
- 3 Caffé Nero
- 4 Starbucks
- 5 Victoria Gallery & Museum
- 6 Costa Coffee
- 7 Subway
- 8 Greggs
- 9 Tesco Express
- 10 University of Liverpool Sports & Fitness Centre
- 11 Everyman Theatre & Street Cafe
- 12 Jenever Gin Bar
- 13 Frederiks
- 14 Liverpool Philharmonic
- 15 Pizza Express
- 16 Hope Street Hotel & London Carriage Works
- 17 Oktopus
- 18 Fabric District
- 19 The Art School Restaurant
- 20 Pure Gym
- 21 LEAF on Bold Street
- 22 Foundation for Art and Creative Technology (FACT)
- 23 Concert Square
- 24 Liverpool Empire Theatre
- 25 World Museum





# Meet the Neighbours

## The Royal College of Physicians (RCP)

Founded in 1518 by a Royal Charter from King Henry VIII, the Royal College of Physicians of London is the oldest medical college in England. It continues to play a pivotal role in raising standards and shaping public health today.

The RCP is the professional membership body for physicians, with over 32,000 members and fellows across the globe. Physicians diagnose and treat illness, and they promote, maintain and restore health.

As the leading body for physicians in the UK and internationally, the RCP's aim is to create the best possible health and healthcare for everyone by:

- Influencing the way that healthcare is designed and delivered
- Promoting good health and leading the prevention of ill health across communities
- Supporting physicians to fulfil their potential

“There are many reasons why we chose Paddington Village as the home for our new Northern Centre of Excellence. We wanted a vibrant community of physicians that we could work with and a health campus nearby with an innovative NHS hospital. We also wanted a collaborative partner and a city council that was willing and able to work with us creatively to build something special. We also wanted a city with an airport and good travel links so that people could come and go easily.”

Jane Dacre  
President  
The Royal College of Physicians



## Liverpool International College

Liverpool International College (LIC) recruits and prepares international students for entry into the University of Liverpool's degree programmes.

It is operated through a partnership with Kaplan International - the UK's leading global provider of diverse education and training. Kaplan combines 70 years of educational and learning excellence with leading online learning technologies, award-winning study materials and support from tutors and assessors. The LIC currently operates out of the University's Sir Alistair Pilkington Building (SAP) on Mulberry Street, but has outgrown its facility in terms of both capacity and facilities required.

The purpose-built facility will enable the University and Kaplan to offer high levels of education and accommodation, whilst providing the young students with the life skills and support they need to succeed.

“Paddington Village ticks all of the boxes for us; not only does it benefit from the most amazing views down Brownlow Hill, it's also in a prime location adjacent to the university campus. We have high expectations for this building and are confident that we have found a place that will not only live up to those expectations but will exceed them.”

Nigel Jones  
Director of Estates and Construction  
Kaplan International Pathways

## Rutherford Cancer Centre

There will be a network of Rutherford Cancer Centres operating nationally and internationally, providing all-encompassing cancer services for patients. Their vision is to create a better future for cancer patients by providing personalised and supportive care.

Their first UK centre is located in Newport, South Wales. In 2018 they will be opening two more centres: The Rutherford Cancer Centre, North East in Bomarsund, Northumberland and The Rutherford Cancer Centre, Thames Valley in Reading, Berkshire, followed by The Rutherford Cancer Centre North West in Liverpool in 2019.

The Rutherford Cancer Centre North West will bring the most advanced treatments in cancer care to the North West, including high-energy proton beam therapy (a treatment not currently available in the UK), as well as the latest technology on the market to deliver radiotherapy, chemotherapy, imaging and diagnostics.

“Our mission is to make the best cancer care accessible to patients across the country and being from Liverpool myself, I'm incredibly proud that my city is not only leading the way in advancing treatment provision, but it is also at the forefront of world-leading research projects. Paddington Village is the perfect location for us, with easy access to the new Royal Hospital, Clatterbridge Cancer Centre and Accelerator, where our new diagnostics centre is based.”

Mike Moran  
CEO  
Proton Partners International



For more information or to take  
space at The Spine, please  
email us or visit the website:

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[www.kqliverpool.co.uk](http://www.kqliverpool.co.uk)

