

# ONE PARK WEST

Waterside city centre living  
next to Liverpool One.



#### TYPE OF DEVELOPMENT

One Park West is a large, new build, mixed-use development standing 17-storeys tall, housing 326 apartments, 30,000 sq ft of commercial space and 262 parking spaces.

#### CONSTRUCTION START DATE / END DATE

Started 2006. Completed 2008.

#### BACKGROUND

One Park West was designed by the internationally renowned architects Pelli Clark Pelli. The development has fine views across Chavasse Park, Europe's largest new inner city landscaped park, and boasts the most stunning views across Liverpool's waterfront. It is adjacent to the Liverpool One retail development, also developed by Grosvenor.

#### KEY SUCCESS MEASURES

The development has a residential sales value of circa £70m with apartments achieving an average of £300 sq ft.

#### TARGET MARKET

The development provides studio apartments for city crash pads, one bedroom apartments for first time buyers, two bedrooms for those upsizing from a smaller apartment or luxurious living in three bedroom apartments.

#### STAKEHOLDERS / PARTNERS

Liverpool City Council (LCC)/Grosvenor



Grosvenor owns a head lease on the building from Liverpool City Council.

**Developer:** Grosvenor  
**Architects:** Pelli Clarke Pelli  
**Contractor:** Laing O'Rourke

#### ISSUES RESOLVED

- Successfully managed to resolve security and privacy issues with adjoining land owners.
- Introduced financial mechanisms to aid purchasers in response to the market movement.

#### TEAM INVOLVED

Living cities

[www.grosvenor.com](http://www.grosvenor.com)