

# News

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## Final phase opens at St Paul's Square

English Cities Fund (ECf), a joint venture between Muse Developments, Legal and General Property and the Homes and Communities Agency, has celebrated the completion of the final phase of the St Paul's Square scheme with the opening of No 4 St Paul's Square. Special guests, Sir Michael Lyons (ECf's Chairman) and the Rt Hon Lord Heseltine officially opened the award-winning building yesterday.

Regarded as one of the most significant commercial developments in Liverpool city centre within the last decade, the £32m building provides a total of 109,000 sq ft of high quality Grade A office space over eight floors and is the focal point for Liverpool's Central Business District.

To celebrate the launch, ECf invited the region's key business community to a reception on the top floor of No 4 St Paul's Square, which affords panoramic views across the city.

Darran Lawless, development director for Muse Developments – ECf's development manager, said: "ECf is extremely proud of the work that has been achieved at St Paul's Square. The scheme has played a major role in the renaissance of Liverpool's commercial offering and has set new standards in terms of architecture, design, quality and sustainability. No 4 St Paul's Square is the final phase of this development and delivers Merseyside's first speculatively built BREEAM 'Excellent' building."

Sir Michael Lyons added: "The opening of No 4 St Paul's Square marks a 10 year commitment to Liverpool by English Cities Fund. The St Paul's Square scheme has provided an entirely new focal point for Liverpool's Central Business District and plays a crucial role in the reshaping of the city centre and how it does business. ECf was established to show how private sector development and investment skills could work with local partners to change the shape and purpose of neglected city locations. St Paul's Square well illustrates the impact that is possible."

Lord Heseltine commented: "St Paul's Square is an example of effective partnership between the public and private sectors. I look forward to the day when we see a demand from the private sector which will be hugely welcome and help the city to build on the real progress it has made in recent years."

Max Steinberg, Liverpool Vision chief executive, said: "St Paul's Square has been a key element in our strategy for Liverpool's Commercial District for a number of years. We are delighted to have worked with English Cities Fund and to see the completion of the final phase of this important commercial scheme. St Paul's Square will continue to bring real benefits to the city's economy and satisfy growing demand for high quality commercial space in Liverpool city centre."

No.4 St Paul's Square, which recently won an RICS award for best commercial development in the North West, includes a number of sustainable features, such as a sedum roof, water-efficient taps, cycle racks and a lighting system designed to minimise light pollution and to reduce carbon emissions by more than 22%.

Ends.

Left to right: Simon Wilkes (Legal & General), Paul Parry (Muse Developments), Helen Gordon (Legal & General), Matt Crompton (Muse Developments), Rt Hon Lord Heseltine, Sir Michael Lyons, Max Steinberg (Liverpool Vision), Darran Lawless (Muse Developments).