

News

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Construction begins on Birkenhead's two Grade A office developments

Following the announcement of a £75 million forward funding deal, Wirral Growth Company partners joined together to celebrate the start on site of two Grade A office buildings in Birkenhead town centre.

Totalling 150,000 sq ft, the BREEAM Excellent-rated office buildings have been forward funded by institutional investor Canada Life Asset Management and are due for completion in autumn 2023, with Morgan Sindall Construction named as its contractor.

The two new office buildings mark a significant milestone in the transformation of Birkenhead, being the second Grade-A development in the area since the Queensgate development in 2014. They form the central hub of an exciting new business and leisure quarter being developed in the heart of Birkenhead, which will enable the borough to attract further significant investment and create more opportunities for local people.

One of the two five-storey office developments will be occupied by Wirral Council, with the other available for businesses to lease.

Wirral Growth Company is a 50:50 joint venture partnership between Wirral Council and national urban regeneration specialist, Muse Developments.

Once complete, the office buildings will be connected by new outdoor public realm and open, adaptable spaces for occupiers, residents and visitors to enjoy, as well as providing opportunities for events and pop-up activities stimulating the daytime and evening economy in the town centre.

Mike Horner, development director at Muse Developments and director of Wirral Growth Company, said: "Getting to this point is a profound moment for Wirral Growth Company and testament to the hard work of everyone involved. This marks an exciting new chapter in the Birkenhead story and will act as a catalyst to bring about real transformational change to benefit the people of Birkenhead and beyond.

"There's a shortage of Grade A office stock across the Liverpool City Region and, despite changing working habits, there's still demand out there. Businesses are choosing to prioritise quality in their workspaces and looking for offices that are more flexible and suited to modern working practices. By creating this offer in Birkenhead, it's a statement of intent that we're serious about helping the town to level up its commercial offer, so that local people can be just as excited about its future as we are. We're looking forward to seeing the development progress over the months ahead."

Cllr Tony Jones, chair of Wirral Council's Economy, Regeneration and Development Committee at Wirral Council, commented: "Building high-quality office space in the town centre will play a key role in changing the way that people use the town, which will benefit existing businesses and lead to new commercial opportunities. The start of work on site is a clear sign of the progress we're making to secure the future of Birkenhead town centre."

Richard Potts, Morgan Sindall Construction's area director for the Liverpool City Region, said: "The development of two new Grade A offices will generate long-term growth and prosperity in Birkenhead and we are thrilled to be a part of making that a reality. We held various events to

showcase how the local people could get involved in the delivery of the new offices and we look forward to using our role on this project to create skills and employment opportunities for local people, at all levels of experience.”

In September 2021, Morgan Sindall Construction hosted the Wirral Getting Connected event at The Hive in Birkenhead, enabling local workers and companies to make valuable connections with Morgan Sindall Construction, its supply-chain partners and local support services to help them to access employment and work opportunities as the regeneration of the town centre moves ahead.

More information about lettings for the office developments will be available soon, but businesses can email regeneratingbirkenhead@wirral.gov.uk to register their interest.