

urbansplash

Space to work Ropewalks

1

Reinventing reinvented

Back in the 1990s, we saw potential where no one else did. We turned Liverpool's unloved industrial and warehouse buildings into the independent heart of the city. Now we're reinventing these wonderful workspaces once again.

2

Liverpool's independent home

Full of character and spirit, Ropewalks is thriving. In fact, it's one of the best places to do business in the North. Train stations, a bus station, sea port, airport, car parking, shops, restaurants, cafés and a distinctive independent buzz are all within easy reach.

3

Inspiring workspaces

Vanilla Factory and Tea Factory combine stunning original features with 21st Century architecture, giving you workspaces with enormous character. We've recently upgraded both to make them even more inspiring places to work.

4

Totally original, thoroughly modern

As well as being in a great location, Vanilla Factory and Tea Factory give demanding modern workers everything they need to thrive. They feature new showers, bike racks, meeting rooms, common spaces and super-fast high speed fibre broadband.

Liverpool Pioneers

Back in the 1990s, the general consensus was that Liverpool's industrial and warehouse buildings were good for only one thing: demolition. But we disagreed. When we walked around these fallen giants we saw beauty, heritage and massive potential. But people still thought we were being naïve when we started redeveloping them.

We believed in these buildings and over the next few years we pioneered a new kind of workspace. These were places with integrity and personality. They celebrated the bricks, iron and heritage of these wonderful warehouses. And that made them the polar opposite of the soulless office spaces that had become the norm at the time.

A forgotten corner of Liverpool became the new independent heart of the city. From Liverpool Palace to Concert Square, from Tea Factory to Vanilla Factory, Liverpool's artists, thinkers and entrepreneurs brought a new energy to the area. Shops, cafés, bars and culture filled the streets. Businesses, agencies and start-ups began to make Ropewalks their own.

Twenty-five years later, we're reinventing the Tea Factory and Vanilla Factory once again. We're responding to changing ways of working, helping businesses stay ahead of the game by giving their staff even better places to work. We're emphasising community and interaction with cafés and communal spaces. We're making working better with improved meeting areas. And we're encouraging greener, more flexible commuting with new shower facilities and bike racks.

Many of our tenants have been with us since they set up, growing from one-desk operations to the thriving businesses they are today. We hope the redevelopment of these distinctive buildings will help them continue to grow, as well as kickstarting the stories of a new generation.

Ropewalks is a great example of the Urban Splash philosophy in action, its story has only just begun.



Jonathan Falkingham
Creative Director & Co-Founder

urbansplash

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Unloading goods at Liverpool Docks.
Circa. 1938



Reinventing reinvented



Like much of Liverpool, Ropewalks' heritage can be traced back to ship building. Once bustling with warehouses and merchants' houses, the area was built for the city's seafaring trade. Its long, straight streets were used to weave rope for sale to ships docked in port.

With the decline of the docks, the area became a slum and by the 1990s, when Urban Splash was in its infancy, it was deserted and unloved.



We took a chance.

We saw potential here and were convinced there must be other open-minded people who valued the character of these buildings as much as we did. Where businesses wanted more than bland, generic office spaces fitted with polystyrene ceiling tiles and inset fluorescent lighting.

We kickstarted the regeneration of Ropewalks with Concert Square. It was our first mixed use scheme and was home to the North West's first loft apartments. Plans also included Liverpool's first new public space in over 100 years. All of which has won us two RIBA awards.

“

Urban Splash, the company credited with spearheading the transformation of the post-industrial landscape of the North West.

— Chris Arnot, Daily Telegraph





Liverpool's independent home

Today, Ropewalks is the vibrant heart of Liverpool's independent cultural scene, full of creative businesses, art galleries, book and record shops, independent traders and cafés, fashion and entrepreneurial energy. At night, it has a buzz all of its own, with an eclectic crowd filling its streets to enjoy live music, bars, films and restaurants.





Some of our favourite places

Great public transport links, loads of easy parking, plus bike racks and showers in all of our buildings make Ropewalks an ultra-accessible hub for independently-minded businesses and their teams.



V — Vanilla Factory
T — Tea Factory

- 01 — Mother
- 02 — Utility
- 03 — Mowgli Street Food
- 04 — Pure Gym
- 05 — Alma De Cuba
- 06 — Hilton LCC
- 07 — Central Library
- 08 — Leaf
- 09 — St John's Gardens
- 10 — Liverpool Marriott Hotel

- 11 — Moose Coffee
- 12 — The Metquarter
- 13 — Liverpool Metropolitan Cathedral
- 14 — Staycity Apartments
- 15 — Almost Famous
- 16 — The Grapes
- 17 — FACT
- 18 — Panoramic 34
- 19 — The Art School Restaurant
- 20 — MOJO

- 21 — Baltic Bakehouse
- 22 — Camp & Furnace
- 23 — The Buyers Club
- 24 — Unit 51
- 25 — Ghetto Golf
- 26 — The Bluecoat
- 27 — Albert Dock
- 28 — Tate
- 29 — Echo Arena
- 30 — Outsiders Store

Travel



Minutes

Liverpool Airport
30 ▼

Manchester
60 ►

Preston
60 ▲

Birmingham
120 ▼

0

2

5

10



Churchill Way

London Road

Pembroke Place

Old Haymarket

A5038

Lime Street

Copperas Hill

Victoria St.

Whitechapel

Church St.

Brownlow Hill

Mount Pleasant

School Lane

Central

Russell St.

Great Oxford St.

13

Oxford St.

Wood St.

Fleet St.

Bold St.

04

A5038

V

02

03

08

T

01

30

17

15

05

20

A5039

16

Roscoe St.

Rodney St.

Pilgrim St.

23

19

Mulberry St.

Hanover St.

Par St.

Seel St.

Wood St.

Fleet St.

14

Duke St.

Slater St.

05

A5039

Roscoe St.

Rodney St.

Pilgrim St.

23

19

Upper Duke St.

Hope St.

A5039

06

Park Lane

Nelson St.

A5038

21

St James St.

24

Jamaica St.

22

Charter St.

A562

25

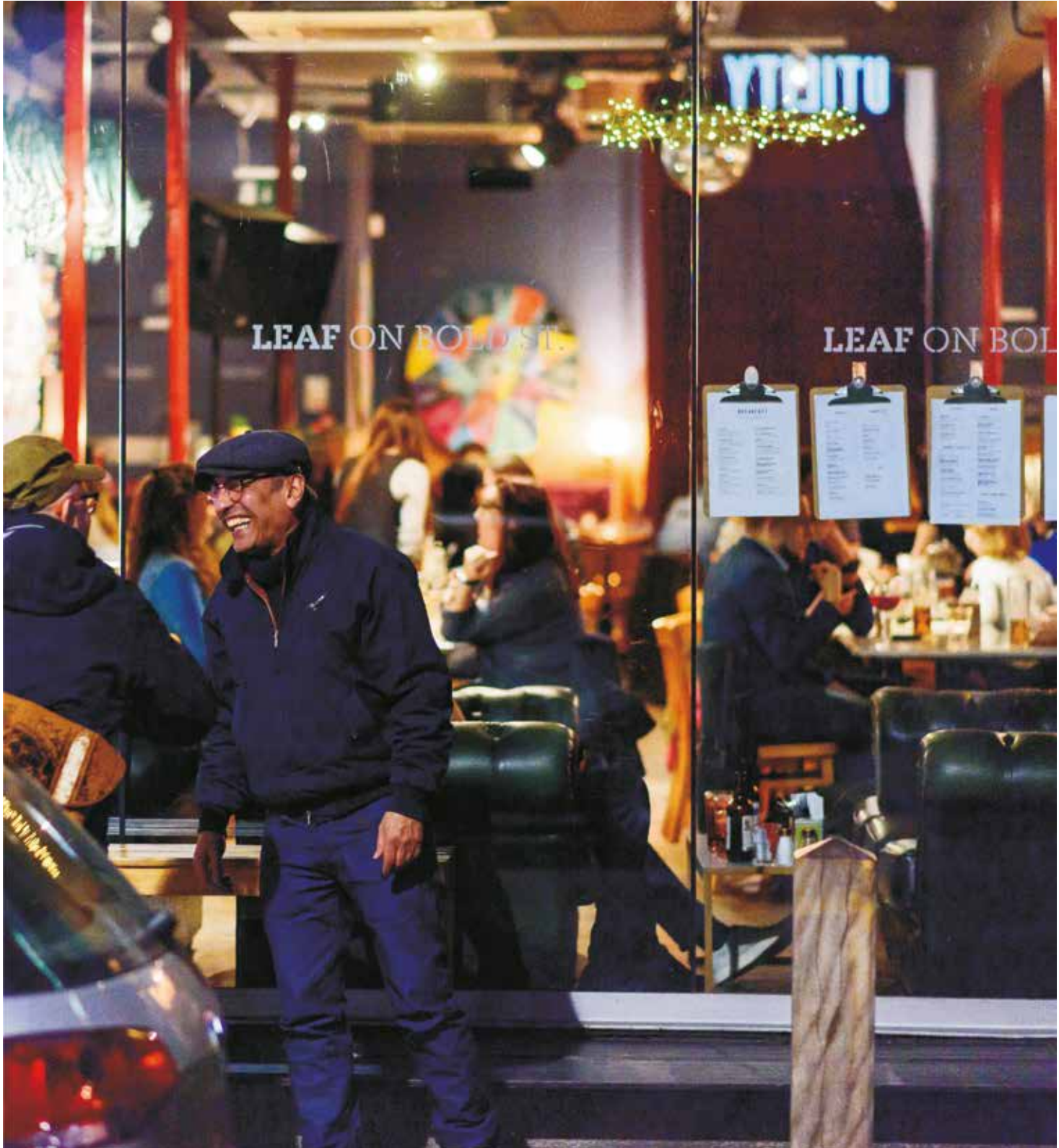
Upper Parliament St.

— Ropewalks

Some of our favourite places

08

LEAF — Locally sourced, freshly-made food and countless varieties of loose-leaf tea in a great atmosphere. It's won us over.



17

FACT — The Foundation for Art and Creative Technology wouldn't be at home anywhere else but Ropewalks. It includes an arthouse cinema, galleries, café and first floor bar.

**“**

Liverpool's forward-thinking all-inclusive creative technology institution.

— Dazed and Confused



Inspiring workspaces



Tea Factory — Urban Splash has converted Tea Factory from a disused former tea warehouse into an exciting mixed use workspace, which won us some fantastic awards along the way. Over the years, the needs of the modern workforce have changed so we decided the Tea Factory should change too. We've worked with celebrated local architects, shedkm, to reinvent Tea Factory for a second time.

Tea Factory now features new common spaces, high spec communal kitchens and high speed fibre broadband. Everything you need to keep you and your team happy and productive.

Public transport links are second to none with Central Station, Lime Street Station and the bus station all close by. If you drive, there are also plenty of public car parks with loads of short term or contract spaces.









Mother

Tea Factory's on-site independent coffee shop, Mother, is a younger sibling to award-winning North Tea Power in Manchester. It serves seriously good coffee and breakfasts and is already winning a loyal clientele.

The best coffee in Liverpool?
We think it just might be.





“

Urban Splash - a company that can legitimately lay claim to having pioneered city living in the north of England by combining good design with the redevelopment of industrial Victorian buildings.

— Property Week



We have bike racks and lovely new showers to encourage more people to cycle, run or walk to work.









SPACES.

Spaces moved into the top floor of Tea Factory in August 2016 as their first co-working hub in Liverpool, which has become so popular they expanded into even more space.

Spaces play host to a talented and forward thinking co-working community with high energy and an appetite for success. Whether you are working on your own or working in a team, they have spaces for you.

Spaces welcome tenants from Tea and Vanilla Factory when they need to hire a bit of extra space to hold a meeting or an event.



“

We're delighted to have worked with Urban Splash in Liverpool for the past year. They provide us with a great service in one of the most sought-after buildings in this dynamic, world-class city.

— Richard Morris, UK CEO at Spaces





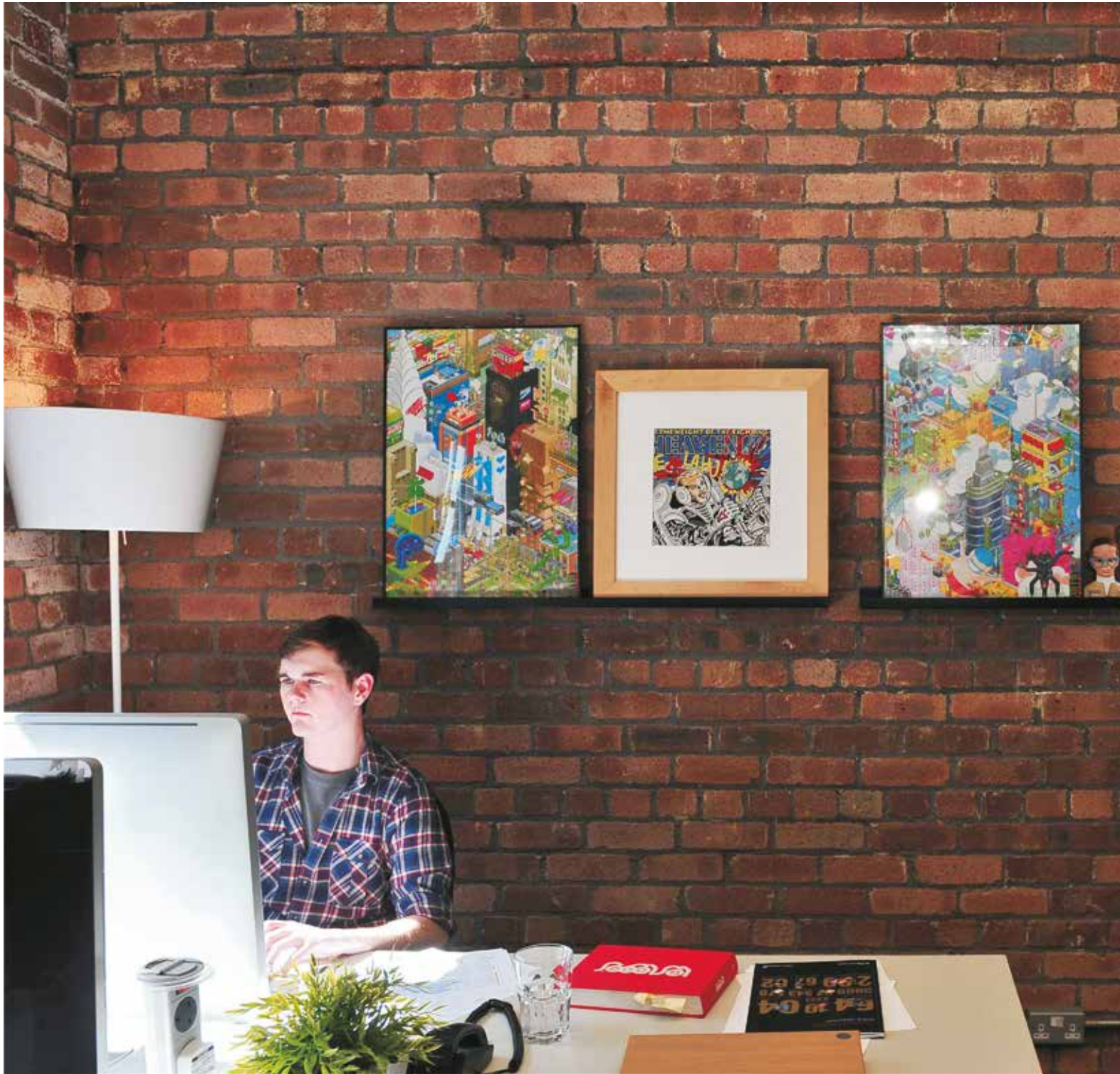
Vanilla Factory —
A former vanilla store
that we converted into
offices, retail and leisure
spaces. It has tonnes of
character, combining
gorgeous original Victorian
features with smart 21st
Century architecture and
is home to a bustling
community of all kinds
of businesses.

We're giving the building a major new update to reflect the needs of a new generation. We're going to be joining forces with award-winning architects shedkm to refresh the space.



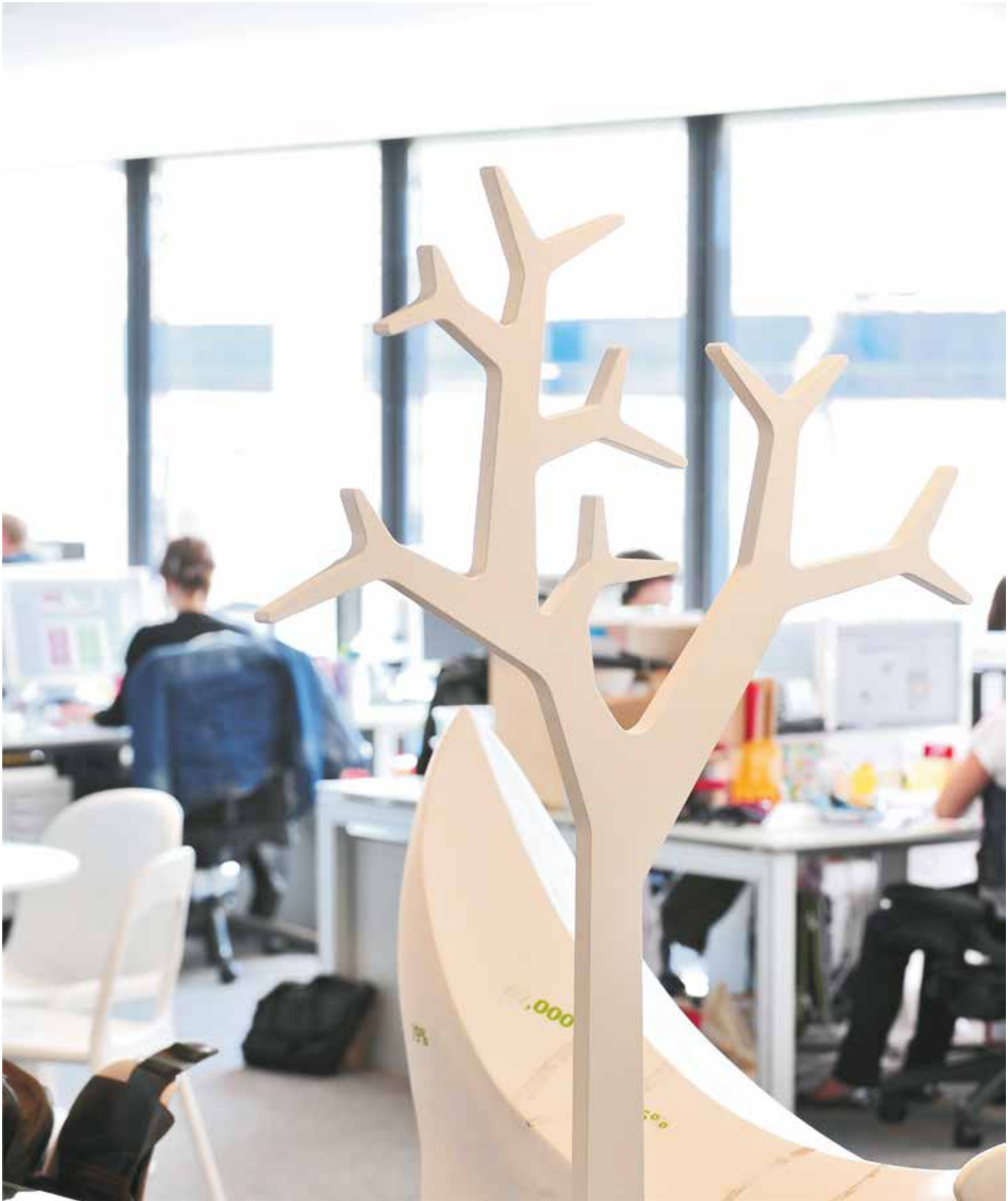


With improved meeting spaces and super-fast high speed fibre broadband, the upgrades will ensure Vanilla Factory stays at the top of its game, giving occupants everything they need to thrive. We're also adding new bike racks and showers to help make life easy for cyclists. A handy addition to a building that already has exceptionally good transport links.











Coming soon to Vanilla Factory

- Redesigned common room to encourage interaction and community, the perfect space for relaxing, taking a call or holding an informal meeting.
- New ground floor lobby with a striking new light installation.
- Upgraded kitchen facilities.
- Bike racks and showers.
- Secret urban garden.



What is it
like to work
with US?

It's all about you...

We've always believed that treating tenants as customers is how you win loyalty and build communities. That's why we put as much effort into looking after customers as we do into creating award-winning buildings. We make things easy. We cut out complexity and jargon. We adapt workspaces and leases to work for you. We love watching small businesses succeed and love helping large PLCs find workplaces that reflect their character and ambition. We also take pride in building relationships over the years.

01. Flexible leasing

We offer flexible leases from one month to 25 years and everything in between to suit you and the needs of your business.

02. Zero legal jargon

We keep it simple with no over the top legal speak, so you won't need a solicitor unless you want one.

03. Move in next day

Need space fast? With our in-house short form lease we can make that happen within 24 hours.

Above all, we try to be approachable, helpful partners — a team that understand the needs of businesses, but treat all our tenants like people. Urban Splash has built a national, multi-award-winning business on fighting blandness, nurturing businesses who share our independent spirit and focusing on the buzz of a place rather than the bottom line.

We hope you'll join us.

04. Affordable rents

Fair, affordable and transparent.
We'll never hide fees in small print.

05. We manage our buildings

We own and manage our own buildings, they mean a lot to us so we keep them in great condition.

06. Hands on team

We'll get to know you, your staff and your business. You'll have a dedicated Urban Splash point of contact so you never have to go round the houses to contact us.

Meet the team
— Commercial



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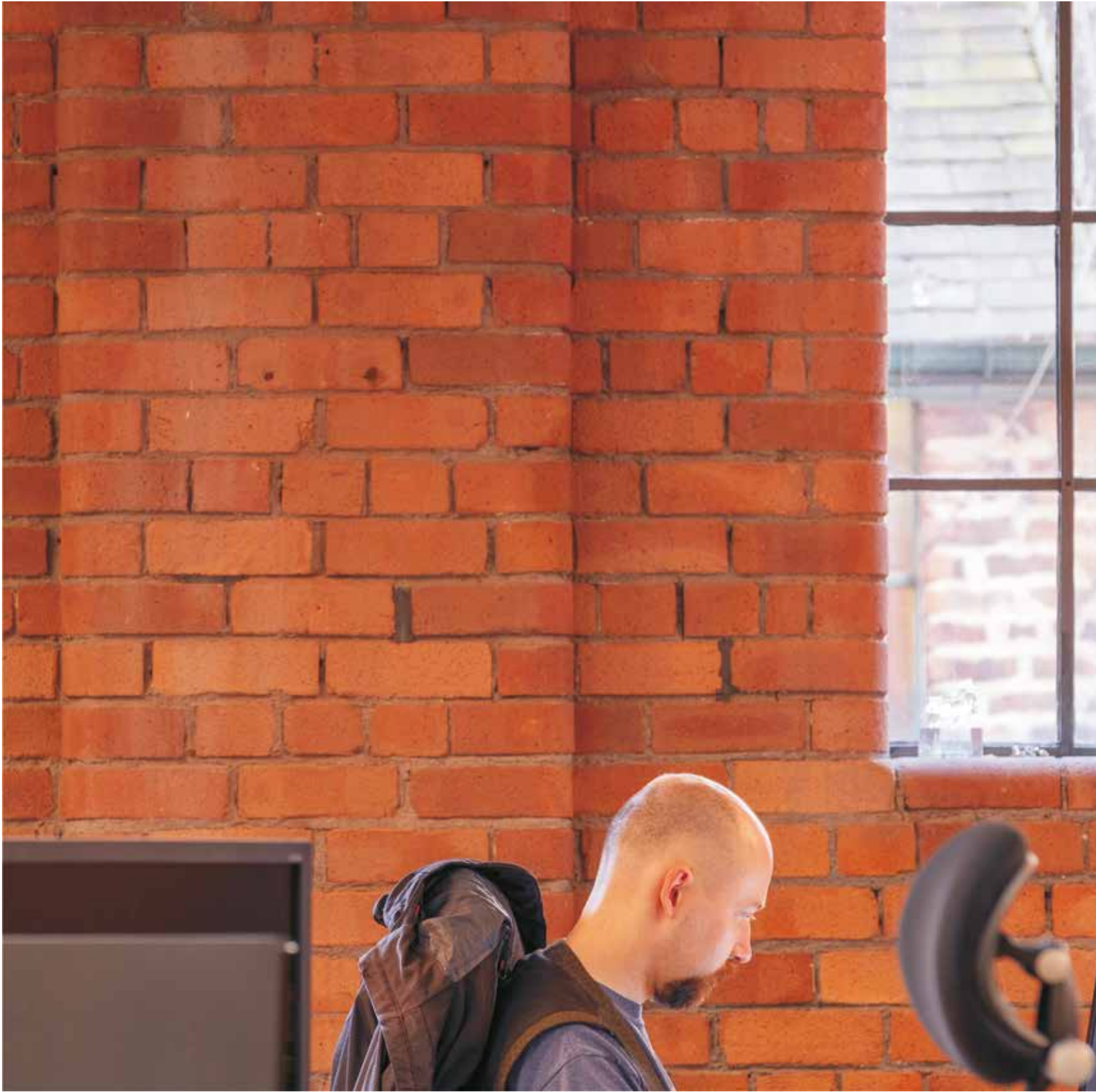
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Yozu!

Yozu are a team of passionate designers, developers and consultants who specialise in developing innovative web and mobile software solutions for businesses around the world.



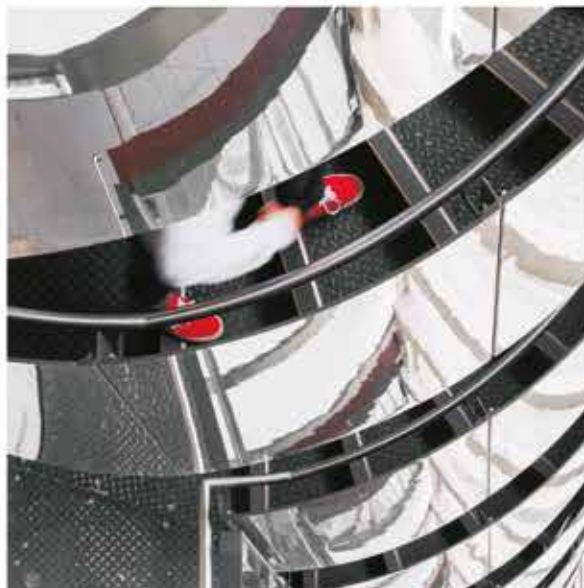
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Urban Splash provide us with first-class office space in the heart of Liverpool that we're proud to call home. From the outset, their team have been on-hand to help us get settled in and make the move as hassle free as possible.

— Luke Morgan, Managing Director at Yozu Ltd

Our commercial spaces





Who are Urban Splash?

Urban Splash transforms unloved places, adding value through design to create wonderful new neighbourhoods that are a joy to live and work in. We started out providing commercial space for start-up creative businesses in Afflecks Arcade in Manchester and now provide over 1.5 million sq ft of commercial space across the UK for all sorts of businesses, from one-man-bands to big-hitting PLCs, from independent retailers to national restaurant chains.

We win awards for our architecture, but know the quality of our customer service is just as important. We're "hands-on" in how we do things: solving problems, being available when you need to speak to us and making sure you can put faces to names. We pride ourselves on our affordable rents, short form leasing and simple, flexible terms.

According to The Daily Telegraph we're "widely regarded as the UK's most innovative developer" and we've come this far by ignoring rules and creating spaces that we'd choose to work in ourselves. When we started out, people told us we were being naïve, but we knew there must be other people out there who wanted character, individuality and good design.

It turned out we were right.

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