

Space to work Matchworks

urbansplash

-
- 1 Striking design
 - 2 An un-matched location
 - 3 Inspiring space
 - 4 Unique like you

Explore brochure →

Welcome to Matchworks

Matchworks — South Liverpool's architecturally iconic business district, is brimming with brilliantly designed workspaces, studios and light industrial units that are home to a mix of crafters and grafters, from small start-ups to national occupiers.

We hope you can join us.



An art deco beauty built
in 1918, Matchworks was
pioneering in it's design.



Urban Splash

Matchworks

Matchworks was pioneering in its design, being the first building in the United Kingdom to use the flat-slab concrete technique. It became Bryant & May's flagship Match Factory in 1923.

During its heyday the company created thousands of jobs made up of a local workforce who produced a staggering 160 million matches per year. Factories like this helped transform Speke from a small village population at the turn of the century, to more than 25,000 residents by the 1950s.

The factory closed its doors in 1994 and was threatened with demolition, however the buildings – featuring white facades adorned with distinct red Lancashire roses – were listed by English Heritage in 1998. In 1999, it stepped Urban Splash.

Today, this multi award-winning scheme offers some of the best designed workspace in South Liverpool; the versatility of its offering means it's home to all kinds of businesses — big and small, from 'oneman-bands' through to multi-national PLCs.



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→ Matchworks District, 1988

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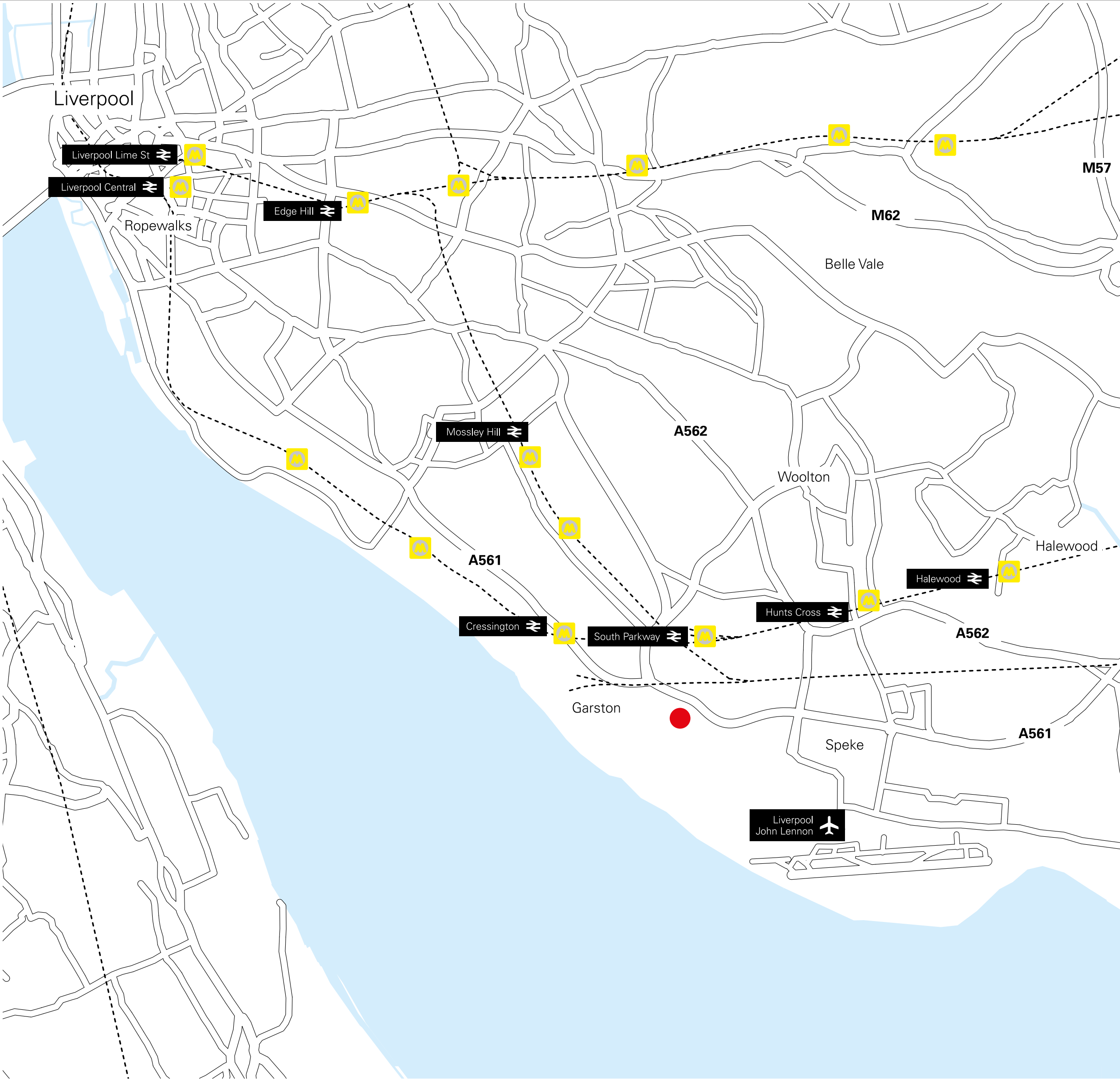
5/5

Location

Matchworks is super easy to get to, close to the motorway network, Liverpool South Parkway Railway Station and John Lennon Airport, you are linked to all of them in 10 minutes by car.

Liverpool city centre is just 20 minutes by car so you're not too far away from the hustle and bustle either. In the surrounding area, you'll find New Mersey Retail Park where you can shop and eat all you like. Opposite the park is a David Lloyd gym and there's plenty of hotels around here too.

We've acres of green space to enjoy at Matchworks but if you fancy yourself a stroll by the water, Speke and Garston Coastal Reserve is just around the corner, 4 minutes by car in fact!



The place



The place



The place



The place



The place



The place



The place



The place



The place



The place



The place



Work well, live better

We're making changes at Matchworks, because wellbeing at work matters. With its striking architecture surrounded by plenty of green space and a host of great facilities, working at Matchworks enables you to go beyond the 9—5 by living well and working better.

The Climbing Hangar

We've reached new heights with this awesome amenity; our brand-new Climbing Hangar and flagship centre which will 'peak' the interests of everyone working in and around Matchworks.

This exciting new space is packed with bouldering walls. Don't know what bouldering is? Basically it's a form of rock climbing performed on small artificial walls without the use of ropes or harnesses.

There are super surroundings too; open social spaces for you to hang out with colleagues and friends, and a café to refuel in.



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Foodie Fridays

We regularly collaborate with Street Dots, to host our ‘Foodie Friday’ events. Street Dots curate a tasty selection of pop-up street food vendors who rustle up lunch for all of our tenants; the menu’s varied, with everything from Greek, Indian and Pizza offerings to tempt your taste buds. You can also ‘meat’ our charcuterie trike and select a slice of something nice.

Good job we’ve got that climbing wall and gym to burn off all the calories ‘eh...



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Make it green

Take in the fresh air and abundance of outdoor space at Matchworks; these vast, lusciously green areas give you and your colleagues somewhere to breathe and take a refreshing break from life at your desk.

There's an exceptional array of plants, mature landscapes and we have a beehive and woodland too. Not your average office gardens...

Want to host a meeting outside? Sure, we've also got an external meeting space set amongst the greenery — somewhere for you and your colleagues and clients to convene.

Outdoor lunches can be enjoyed on our picnic benches — or for the more competitive among you, there are ping pong tables too.



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For the active ones

At Matchbox, you'll find our fantastic on-site gym 24/7 fitness – who (you guessed it!) are open 24/7! They've a great range of facilities and an action-packed timetable for classes.

We've also got bike storage on site at Matchworks, so if you're a keen cyclist, you'll have somewhere to store your pride and joy whilst you head into the office.



This multi award-winning scheme offers some of the best designed workspace in South Liverpool; home to all kinds of businesses — big and small, from 'one man-bands' through to multi-national PLCs.

Our spaces

From a converted factory to a striking glass box, Matchworks' buildings are varied with spaces suitable for everyone, from a one desk start-up to a regional HQ.

What unites them all is great design, attention to detail and a level of service that is typically Urban Splash.

- 01

Matchbox
19,098 sq ft
Matchworks District

View details →
- 02

Matchworks One
2,250—89,094 sq ft
Matchworks District

View details →
- 03

(Upper level)
Matchworks Two
973—38,223 sq ft
Matchworks District

View details →
- 04

(Lower level)
Matchworks Studios
2,623—36,450 sq ft
Matchworks District

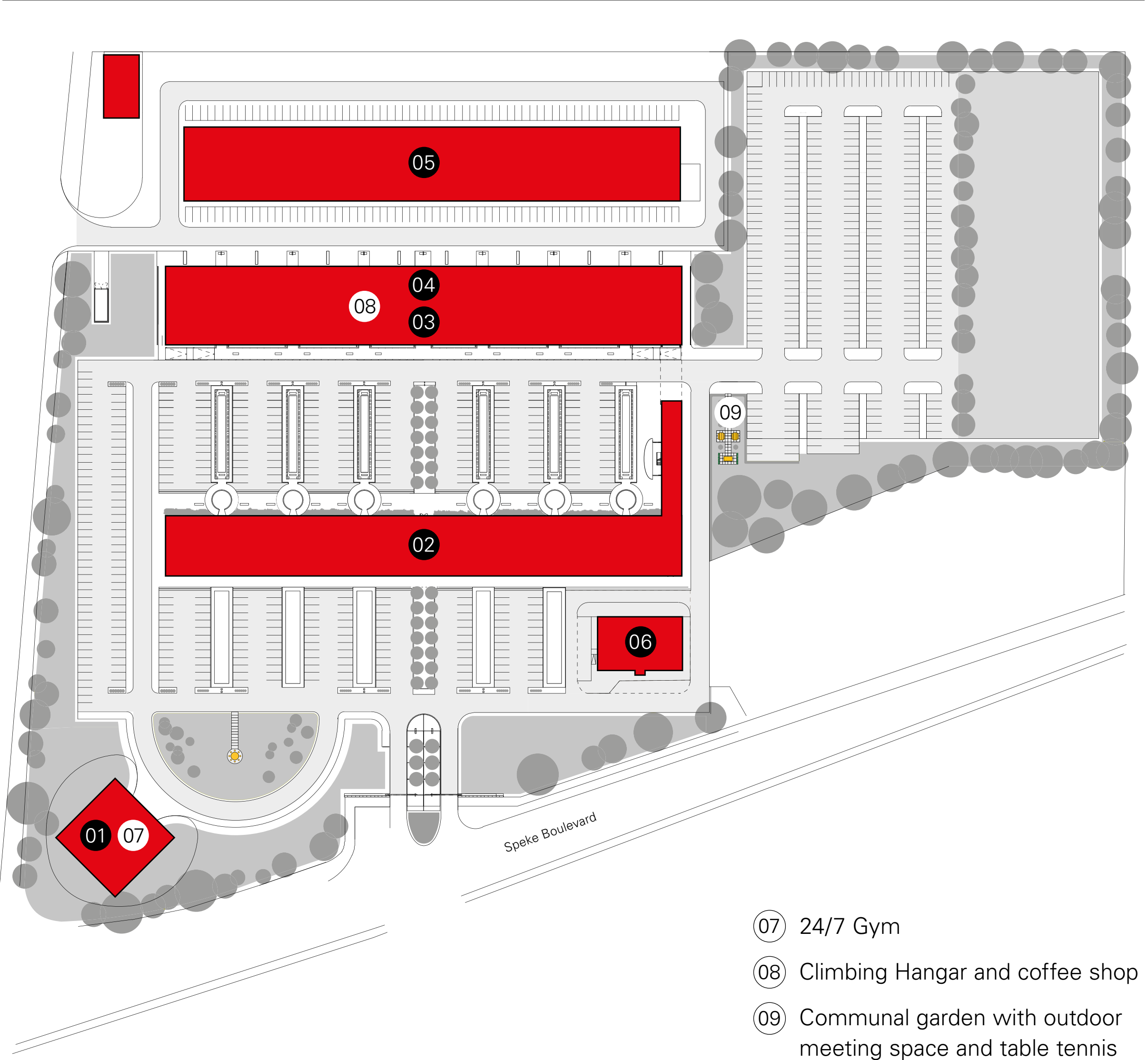
View details →
- 05

Match Factory
253—41,339 sq ft
Matchworks District

View details →
- 06

Mersey House
119—885 sq ft
Matchworks District

View details →



← Back to Our Spaces

Matchbox

19,098 sq ft
Matchworks District

Architects: shedkm

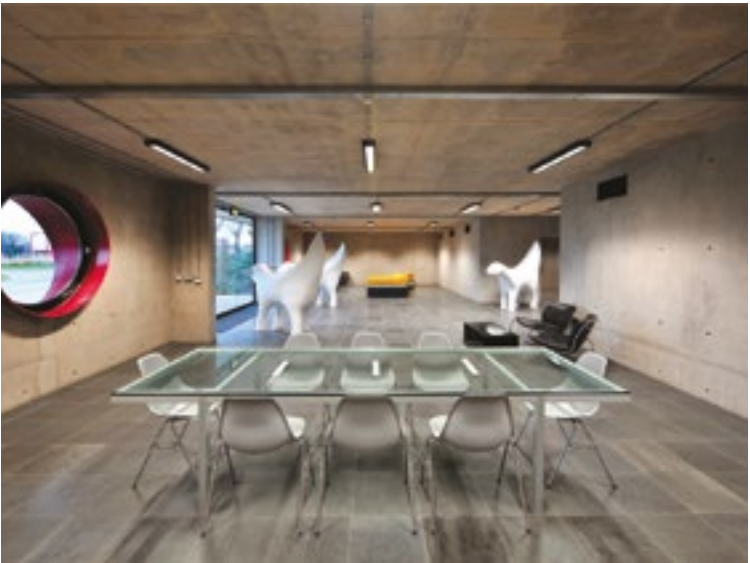
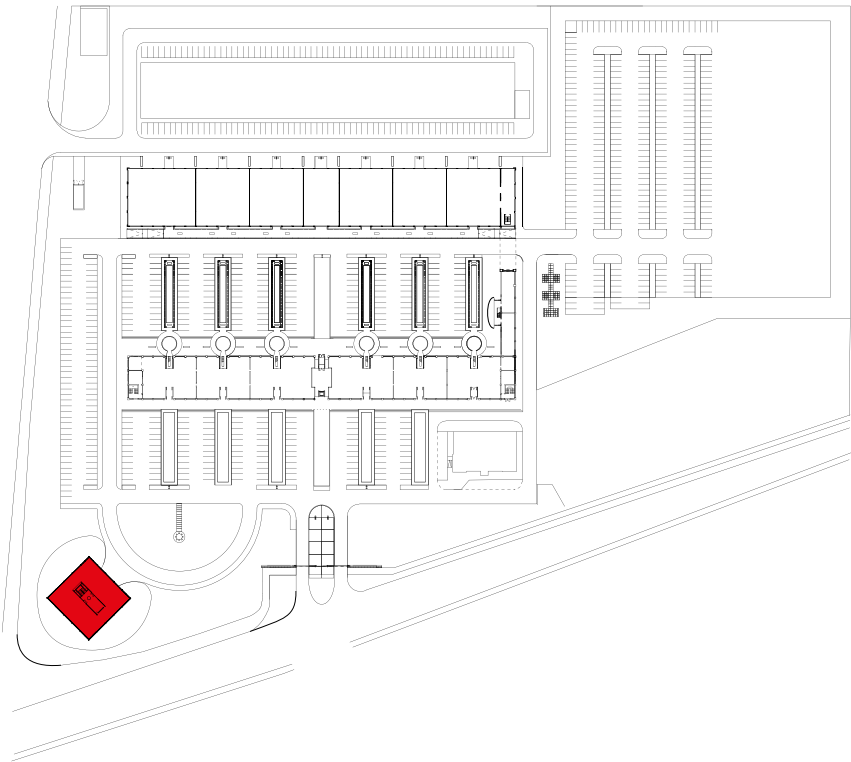


Our award-winning, fully glazed, three storey Matchbox is the first thing you'll see on entering the Matchworks estate. Designed by award-winning architects shedkm, the building was originally created as Grade A officespace, but versatility in the floorplates meant that, since its completion, it became home to a 24/7 Fitness gym, who offer discounted memberships to all occupiers in the Matchworks district.

Facilities

- Dedicated entrance
- Dedicated parking
- Toilets
- Showers
- Accessible toilet

Site map



← Back to Our Spaces

Matchworks One

2,250—89,094 sq ft
Matchworks District

Architects: shedkm

RIBA Award

Civic Trust Award

Packed with art deco features and a whole lotta history, Matchworks One was Bryant & May’s original match factory. You can’t miss its iconic water tower — the striking feature makes it a landmark building not only on the estate, but also in the South Liverpool area. Another standout aesthetic are the series of steel ‘drums’ created at the rear of the building. Cleverly housing services, they allow occupiers to maximise their space and reap the benefits of efficient, open plan floorplates.

We collaborated with architects shedkm back in 2001 to sensitively restore the Grade II* listed structure, celebrating the best of its heritage whilst injecting thoughtful, contemporary design features.

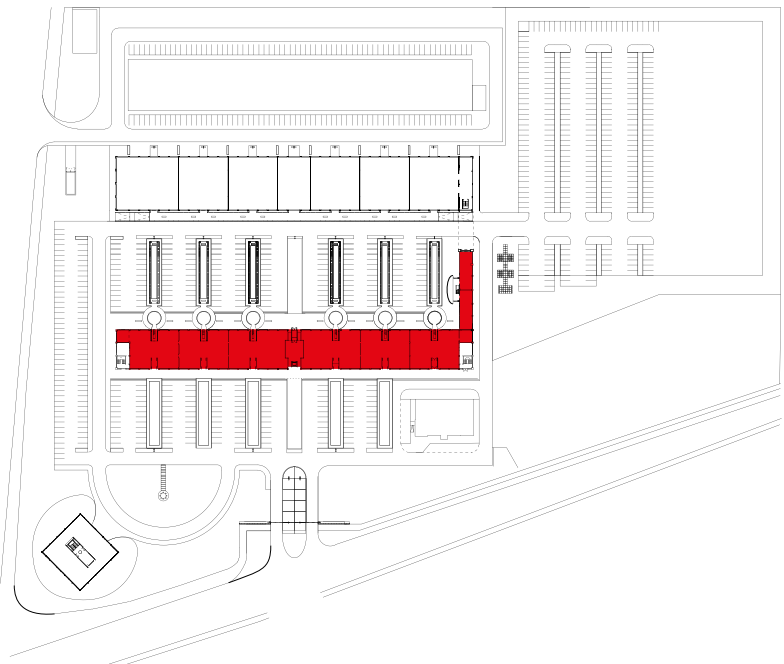
We’ve won a few awards for the successful contrast of new and old design too; judges awarding us a RIBA accolade noted; “the clear geometry of the interventions gives them a self-sufficient quality, reminiscent of the hard minimalism of 1960s artists like Judd, Morris & Andre.”

The result? Flexible workspace for a whole host of businesses; from start-ups to large PLCs.

Facilities

- Dedicated entrance
- Accessible toilet
- Dedicated parking
- Toilets
- Mezzanine

Site map



Units 01 to 08 — Ground/Mezzanine floor *Unit 04 — Entire first floor



← Back to Our Spaces

Matchworks Two

973—38,223 sq ft
Matchworks District

Architects: shedkm

RIBA Award

Civic Trust Award

Standing adjacent to Matchworks One, Matchworks Two offers more great, award-winning workspaces for businesses.

The building was originally a storage warehouse for Bryant & May, but now — in keeping with the first building — it’s been transformed. Its original features have been embraced, while the new design features benefit businesses operating there.

It’s a space which has been celebrated locally and beyond; the ‘Liverpool: Shapil units in out-of-town areas need not resemble soulless business parks devoid of character and quality.”

*Except in split units

Facilities

- Dedicated entrance

Parking

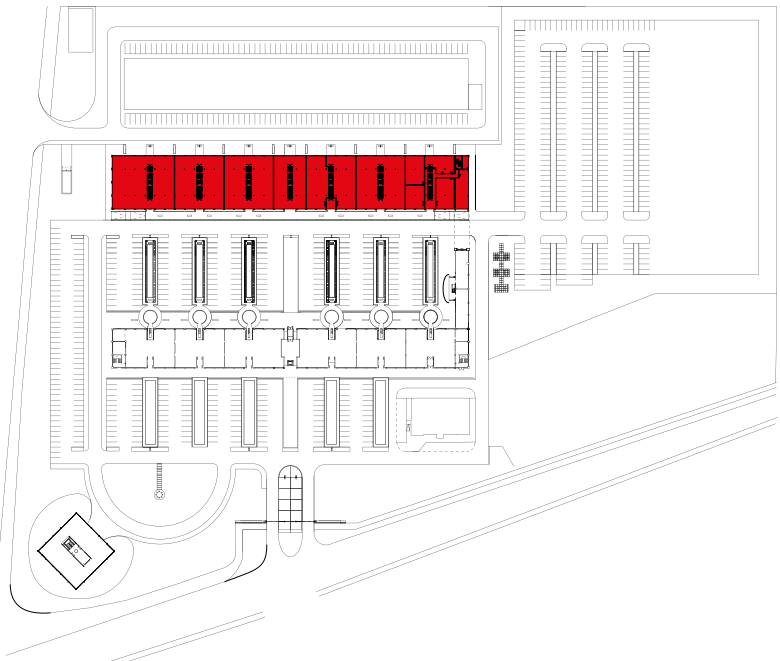
Toilets

Showers*
- Individual kitchens*

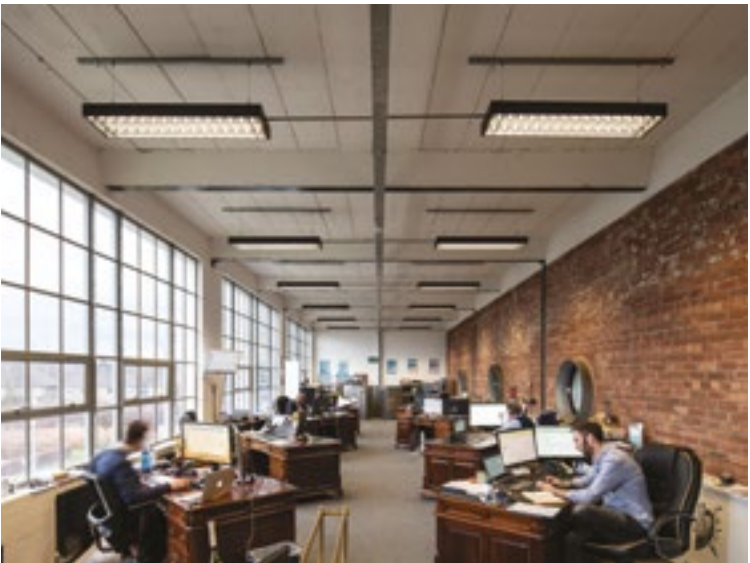
High ceilings

Raised access floor

Site map



Units 10.1 to 16 — Upper level



← Back to Our Spaces

Matchworks Studio

2,623—36,450 sq ft
Matchworks District

The studios are diverse spaces suitable for a variety of uses – already occupied by the likes of Robbie Hughes’ Dental Excellence and Beautiful Brows.

Vast spaces can be customised for makers, light industrial storage units, tech and beauty suppliers — you’d be hard pushed to find a business that couldn’t use the studios.

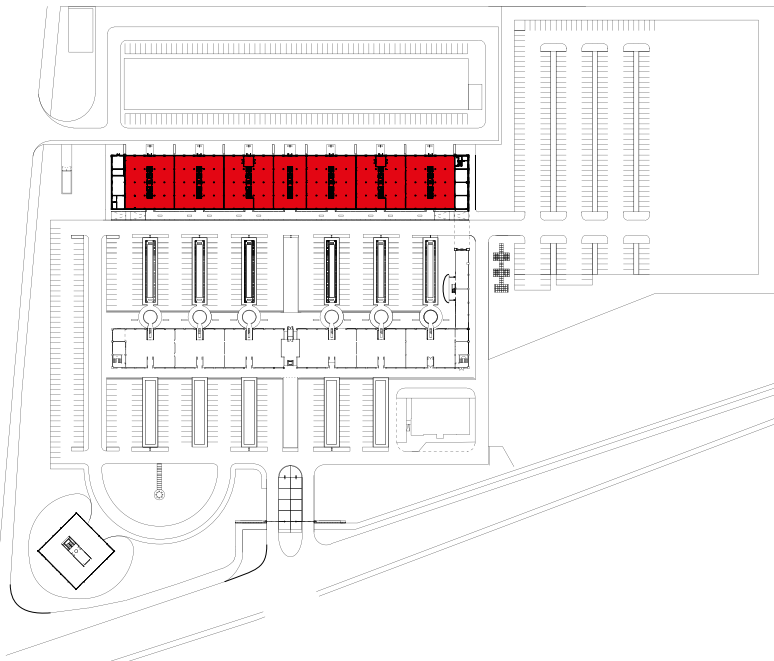
There’s the added bonus of ‘shop fronts’ too, with roller shutters and exteriors to make your own.

*Except in split units
**Can be installed if required

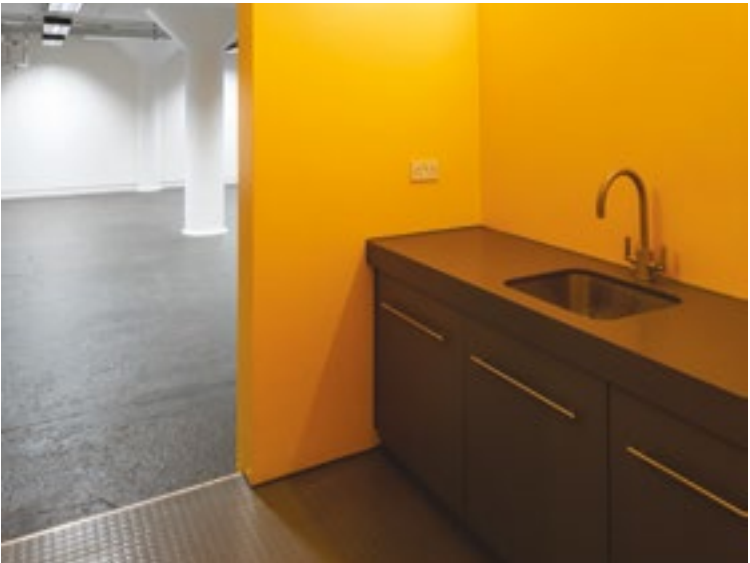
Facilities

- Dedicated entrance
- Individual kitchens*
- Parking
- Loading area
- Toilets
- Roller shutter**
- Showers*

Site map



Units 17 to 23 — Lower level



← **Back to Our Spaces**

Match Factory


253—41,339 sq ft
Matchworks District


The second building to be converted in the Matchworks district is called Match Factory. This former warehouse building stored the millions of matches produced in Matchworks next door.


It has been converted to provide a variety of workshop, studio and light industrial space.


*Some shared
**Can be installed if required


Facilities

- 

Dedicated entrance
- 

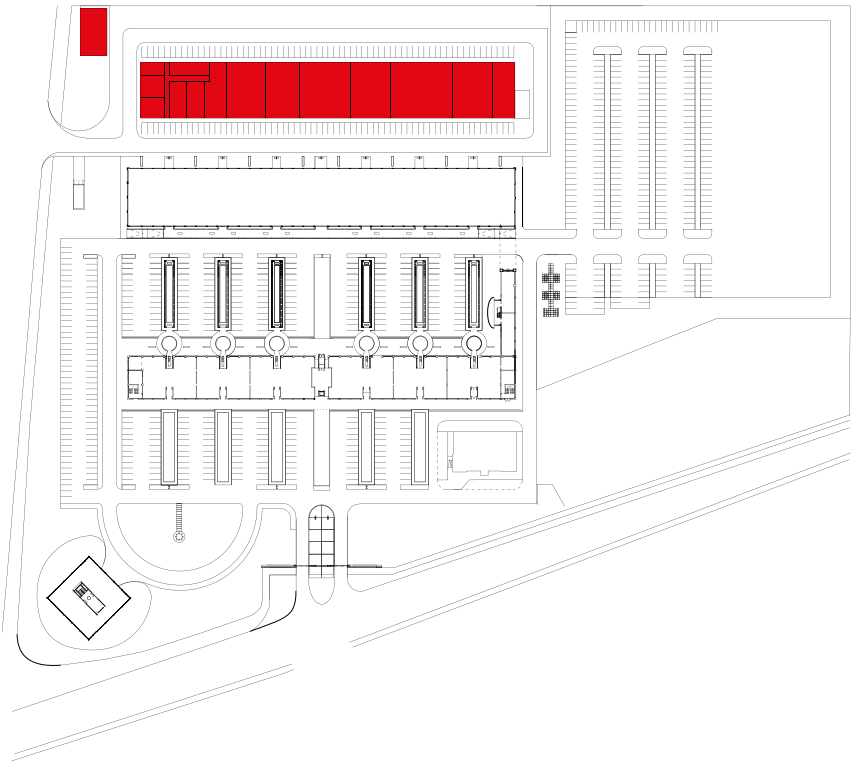
Roller shutter**
- 

Parking
- 

Toilets
- 

Showers*

Site map



← Back to Our Spaces

Mersey House

119—885 sq ft
Matchworks District

Built in 1918, this Grade II* listed Georgian style building was originally used as a headquarters to house the management of the Bryant & May match factory next door. Its traditional architecture with high ceilings, feature fireplaces and ornate covings is a striking contrast to the contemporary conversion of Matchworks and Matchbox.

At 6,044 sq ft it provides two floors of flexible office spaces starting from just 119 sq ft, with communal meeting facilities and parking.

Facilities

- P

Parking
- Meeting room icon

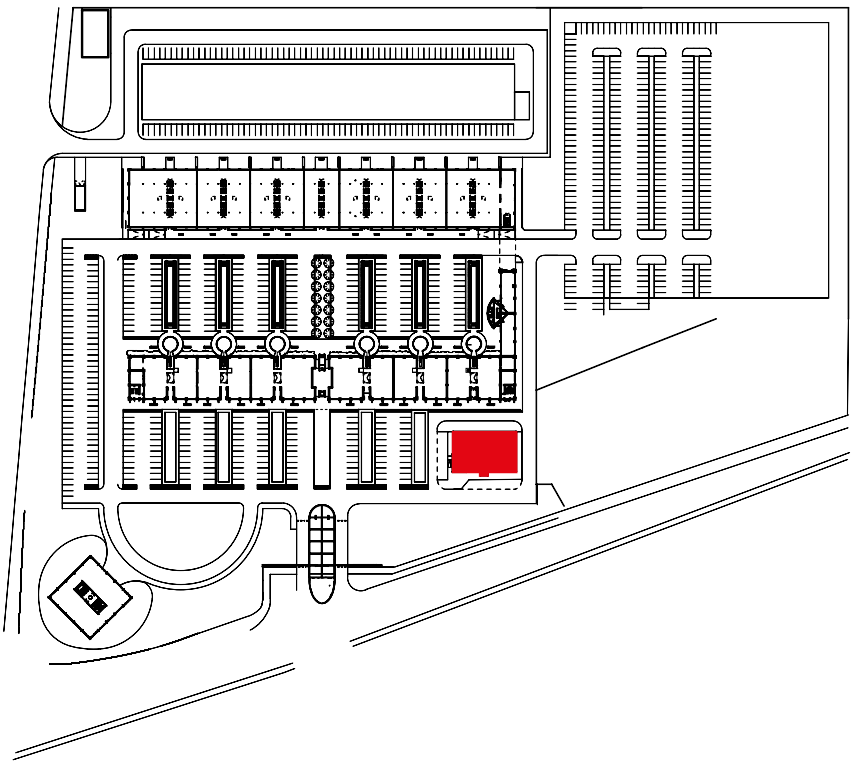
Meeting room
- Communal toilets icon

Communal toilets
- Accessible toilet icon

Accessible toilet
- Communal kitchens icon

Communal kitchens

Site map



Case studies

We make spaces that you will be proud to work in. But don't just take our word for it...

Matchworks One
PLB Ltd

View case study →



Matchworks Two
– Ventus Medical

View case study →



← **Back to Case studies**

Matchworks One

PLB Ltd

PLB is a General Building Contractor based in Matchworks.

They have been serving Social Housing Clients across the North West since 1996 offering a variety of services from Repairs and Maintenance through to Developments. Gerard McEvoy, Operations Director at PLB Ltd, tells us more about what it is like at Matchworks.

- **US:** What made you choose Matchworks?
- GM:** PLB has grown significantly as a business in recent years and we required a new premises to accommodate this. We wished to keep our local presence in South Liverpool to be accessible to our clients and the operations we continue to conduct from our own premises in Venture Point, Speke and the Matchworks is a well-known, recognisable location in the area. It also provided the space and amenities that supported our vision for the business, the changes we were undertaking and is a flexible enough space to adapt with us as we continue to evolve.
- US:** What do you like most about working at Matchworks?
- GM:** Matchworks is a welcoming, professional establishment facility that facilitates our company image and operations well for both us and our clients.

- Our employees also enjoy working in Matchworks because of its great location as it is accessible to services such as the retail park and gyms that they can enjoy on their lunchtimes. The diversity of the companies in the space is also a positive as we can not only expand the reach of our business but also support the growth of smaller local businesses such as Street Coffee Co/Rebel Fitness etc.
- US:** What do you think about Urban Splash?
- GM:** Urban Splash are a responsive landlord who have accommodated our vision for our business and provided a great workspace. We also appreciate the monthly updates regarding waste management and recycling activity as here at PLB we are advocates of recycling and employ a multitude of initiatives to reducing our environmental impact. Having a responsible landlord who upholds the same values is in-line with the ethics/ethos of our business.



← **Back to Case studies**

Matchworks Two

Ventus Medical

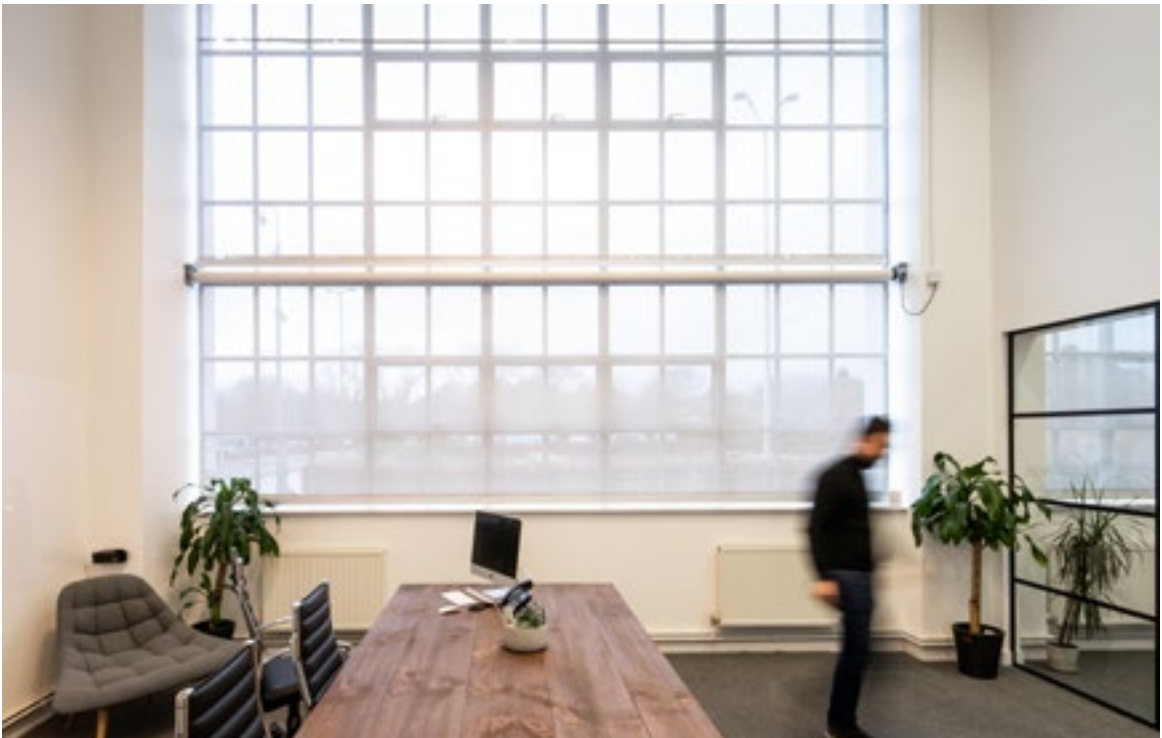
Ventus Medical is a technological company, specialising in developing the next generation of innovative nicotine inhalation products.

An agile and powerfully ambitious company, their need for space has grown rapidly over the last 3 years. Here, David Lawson, the founder, tells us how the flexibility of Matchworks along with constant support from the estate team has helped them do just that.

- **US:** What made you choose Matchworks for your workspace?
- DL:** Having lived and worked in Urban Splash developments in the past, the quality and flexibility they offer made it an obvious choice. As we are developing medicines for quitting smoking, there is a certain irony that Matchworks brings to Ventus Medical. The iconic architecture of the building lends itself to a welcoming and eye-catching welcome for visitors and the greenery and environmental consciousness of the estate resonate with us as a business making Matchworks the perfect fit for our growing company.
- US:** What do you like most about working at Matchworks?
- DL:** As a business; the choice the estate has to offer — from where we started in a small unit up to where

we are today, in a two-storey self contained unit. I cannot think of anywhere else we could have grown so easily and effortlessly. The estate team have been fantastic in their help and support with us as a business. As an employee; it has to be the amenities; from the local coffee vendor, to the onsite 24hr gym, to the brightly coloured ping-pong tables in the summer — we are lucky to have the pleasure of working here.

- US:** What do you think of Urban Splash?
- DL:** Urban Splash’s mantra of simplified contracts and ease of doing business have really helped us grow as a business. We have moved from different units across the estate over the past three years with ease, and our vision for the future of the business would not be the same had it not been for the options that Urban Splash have offered us in Matchworks.



Availability

Visit urbansplash.co.uk/matchworks for pricing

Matchworks

Available	sq ft	sq m
● Pavillion 1	8,803	818
○ Pavillion 2—6	64,867	6026
○ Pavillion 7	8,439	784
○ Pavillion 8	4,548	423
○ Unit 9	2,437	226
○ Unit 13	3,577	332
○ Unit 14 / 15	11,120	1,033
○ Unit 16	7,072	657
○ Unit 17	5,509	512
○ Studio 18	5,509	512
● Studio 20	3,513	326
○ Studio 21a	2,821	262
○ Studio 22	5,509	512
○ Studio 23	5,543	515
○ Unit 10.1	973	90
○ Unit 10.2	1,251	116
○ Unit 10.3	1,018	95

Available	sq ft	sq m
○ Unit 10.5	1,228	114
○ Unit 10.6	1,344	125
○ Unit 11a	2,755	256
○ Unit 11b	2,545	236
○ Unit 12a	2,755	256
● Unit 12b	2,585	240
○ Studio 19a	2,735	254
○ Studio 19b	2,623	244
○ Studio 21b	2,574	239

Matchbox

Available	sq ft	sq m
○ Matchbox	19,098	1,774

Availability

Visit urbansplash.co.uk/matchworks for pricing

Match Factory

Available	sq ft	sq m
○ Unit 1	2,969	276
○ Unit 2	4,538	422
○ Unit 3	6,042	561
○ Unit 4	2,987	277
○ Unit 5	6,049	562
○ Unit 6	4,519	420
○ Unit 7	4,523	420
○ Unit 8	2,815	262
○ Unit 9 & 10	1,492	139
○ Unit 11	756	70
○ Unit 12	1,145	106
○ Unit 12a	753	70
○ The Annexe	2,245	209
○ Store A	253	24
○ Store B	253	24

Mersey House

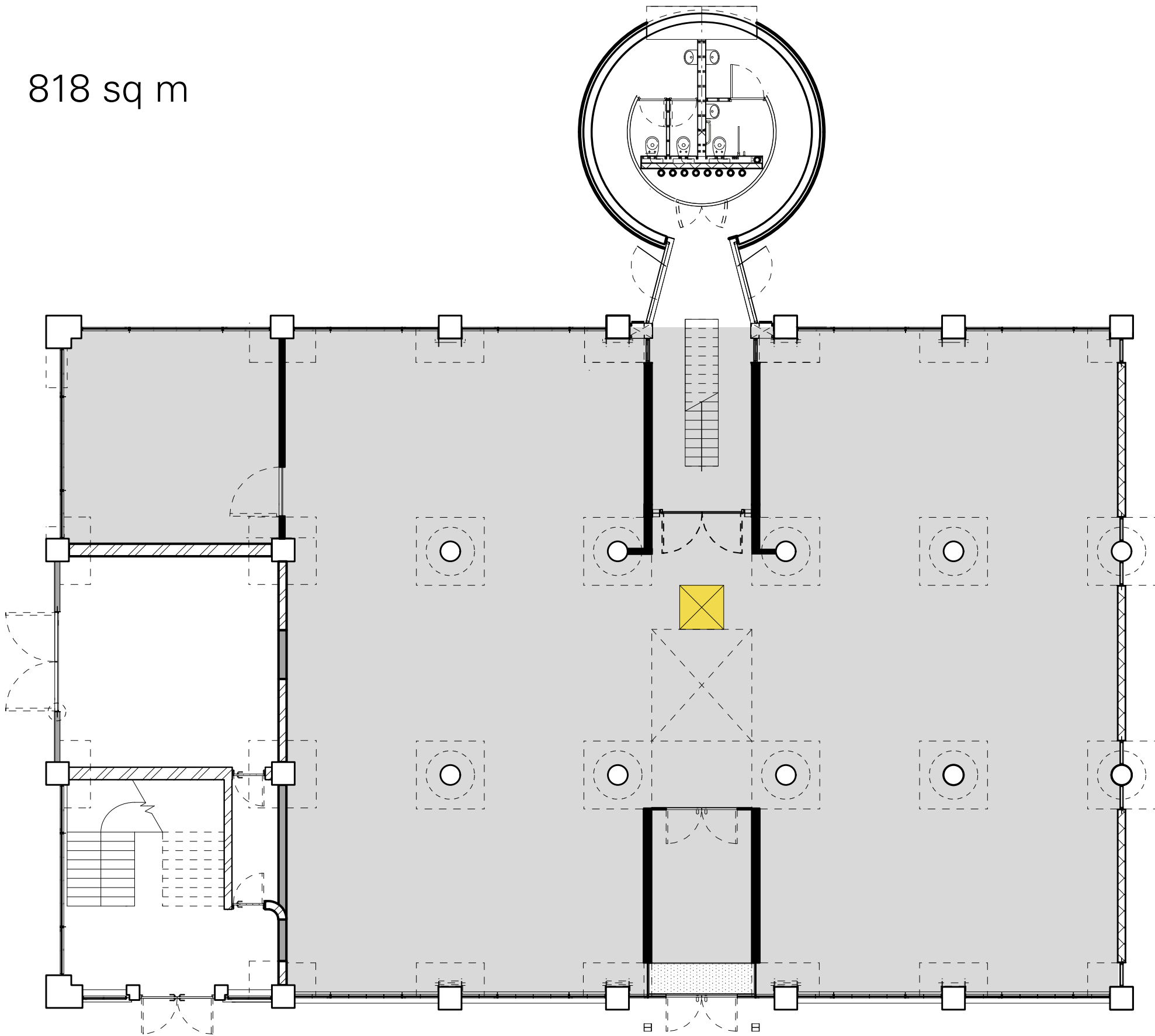
Available	sq ft	sq m
○ Unit 1	155	14
○ Unit 2	119	11
○ Unit 3	129	12
● Unit 4	328	30
○ Unit 5	157	15
○ Unit 6	142	13
○ Unit 7	151	14
○ Unit 8	885	82
○ Unit 9—11	529	49
● Unit 12	539	50
○ Unit 14	144	13
○ Unit 15	351	33
○ Unit 16	281	26
● Unit 17	278	26
○ Unit 18	380	35
● Unit 19	177	16
○ Unit 20	241	22

← **Back to Availability**

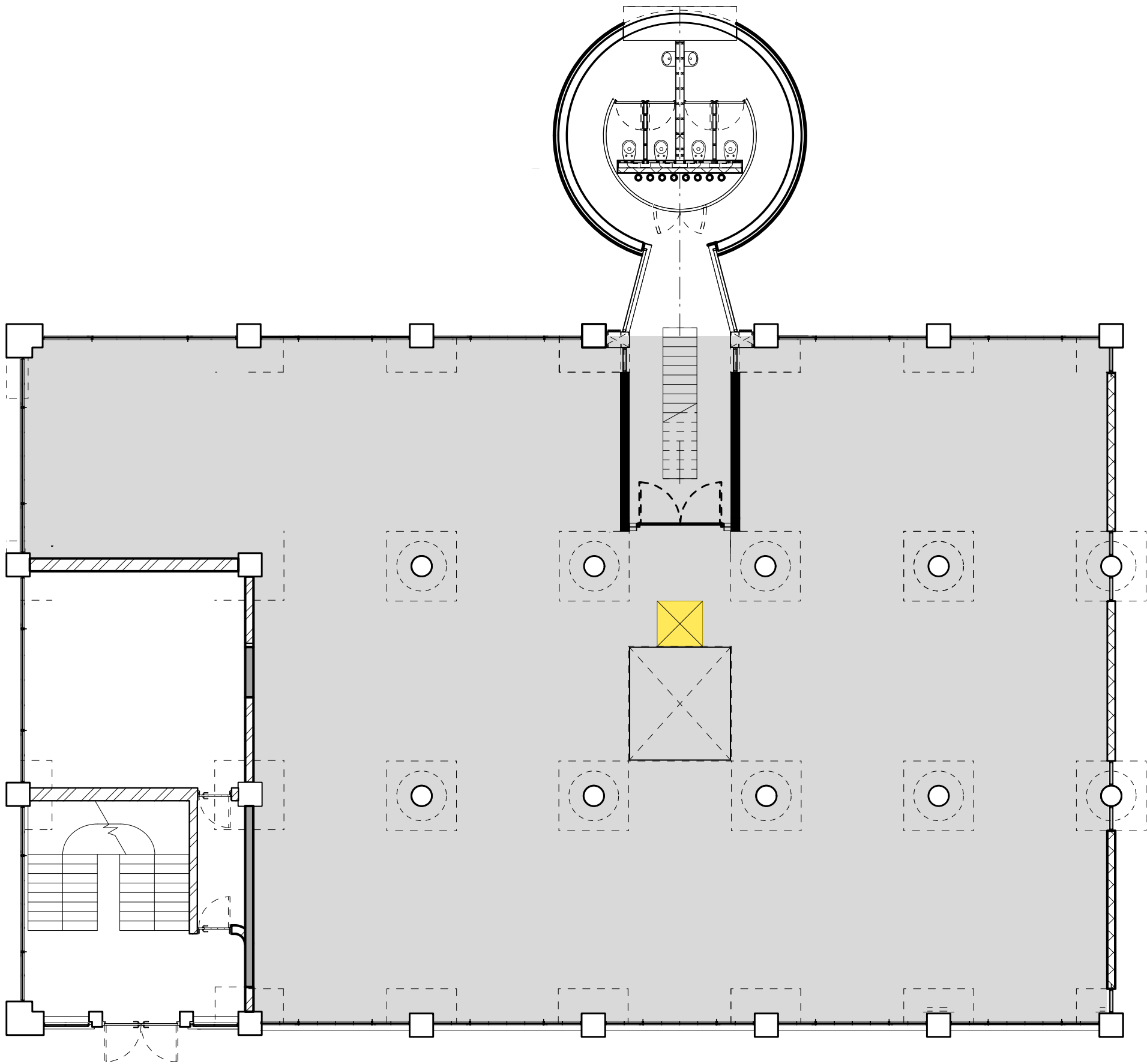
Matchworks
Pavillion 1

8,803 sq ft | 818 sq m

● Available



—Ground floor



—Mezzanine floor

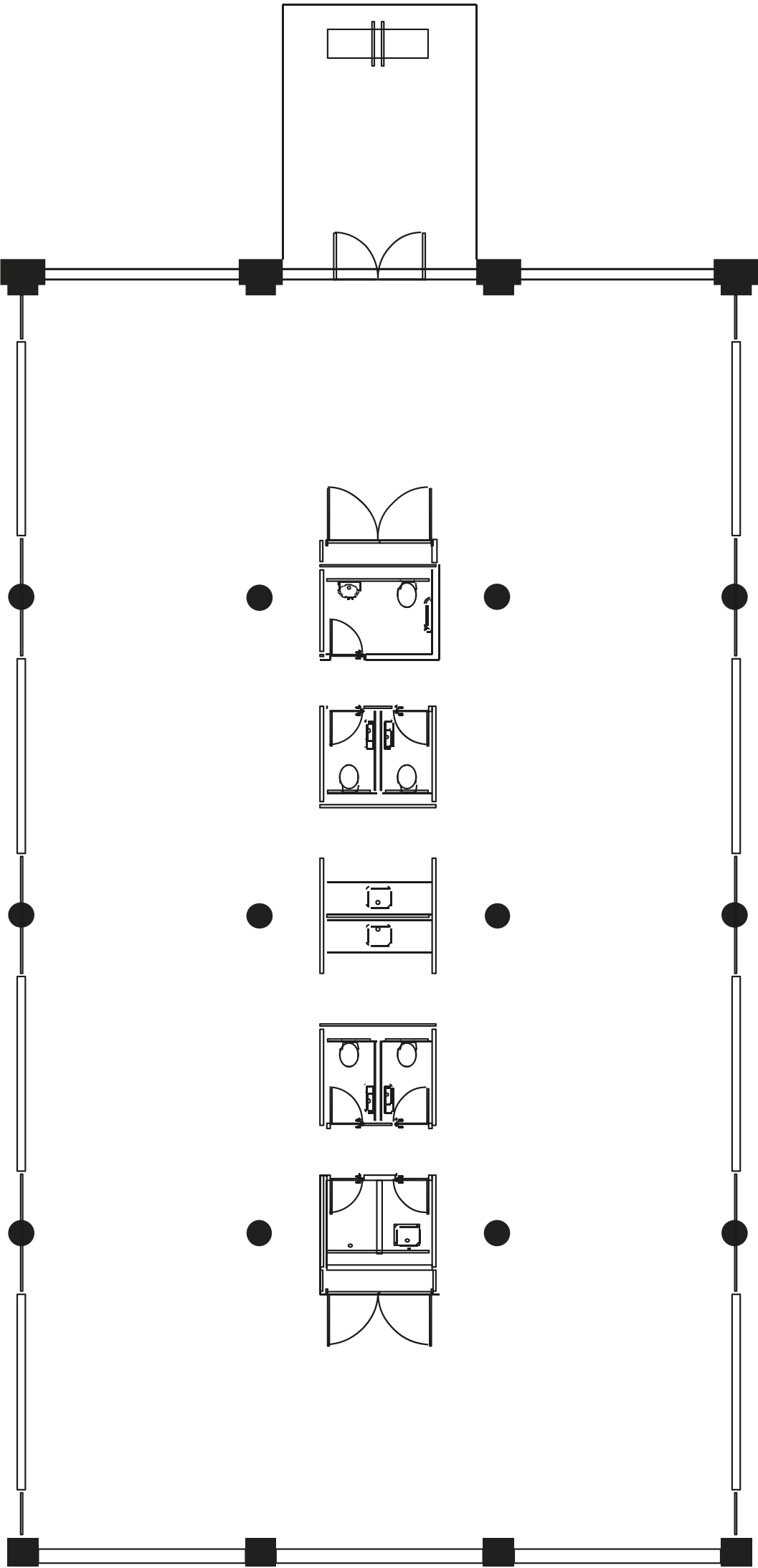
← Back to Availability

Matchworks

Studio 20

3,513 sq ft | 326 sq m

● Available

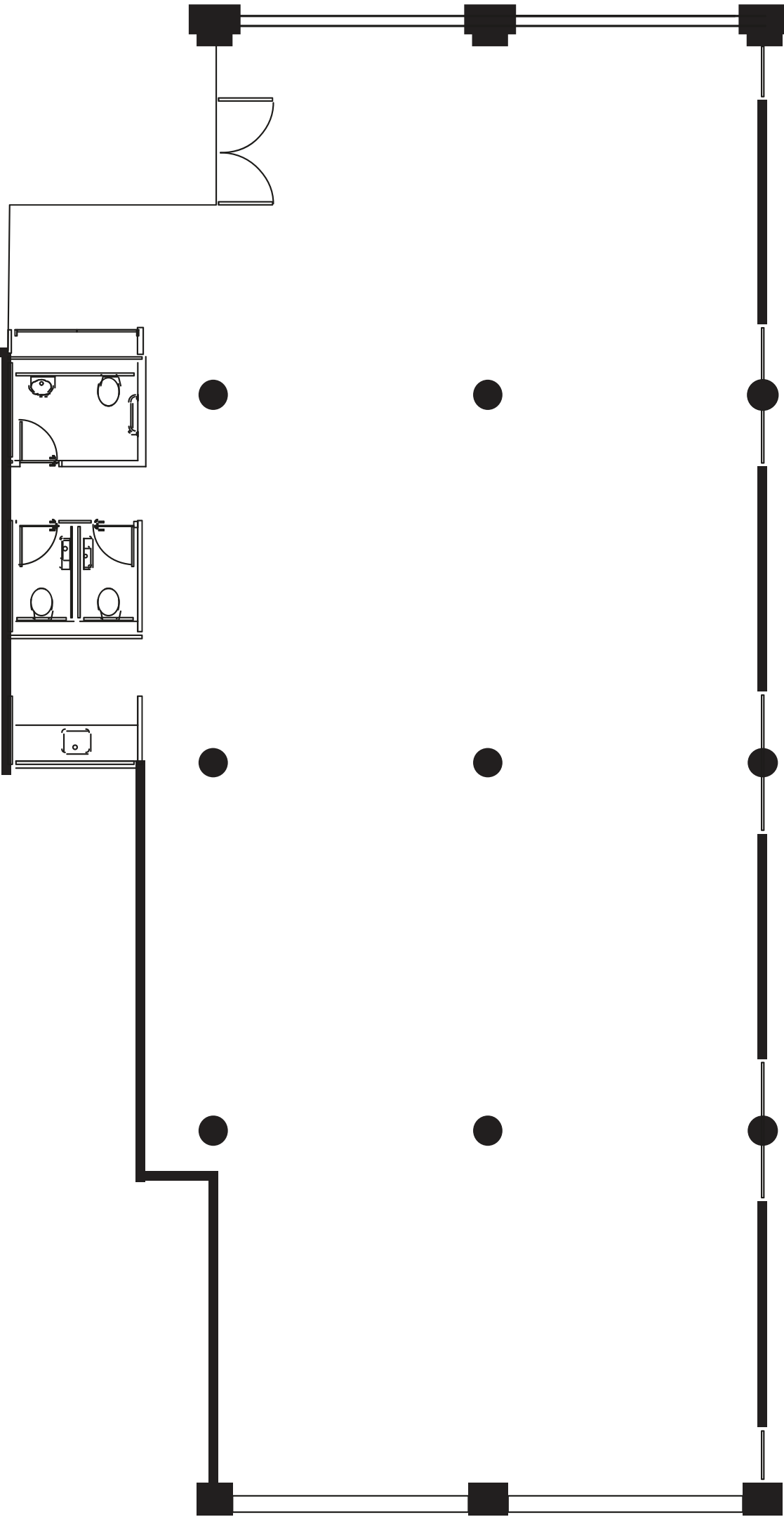


← Back to Availability

Matchworks
Unit 12b

2,585 sq ft | 240 sq m

● Available



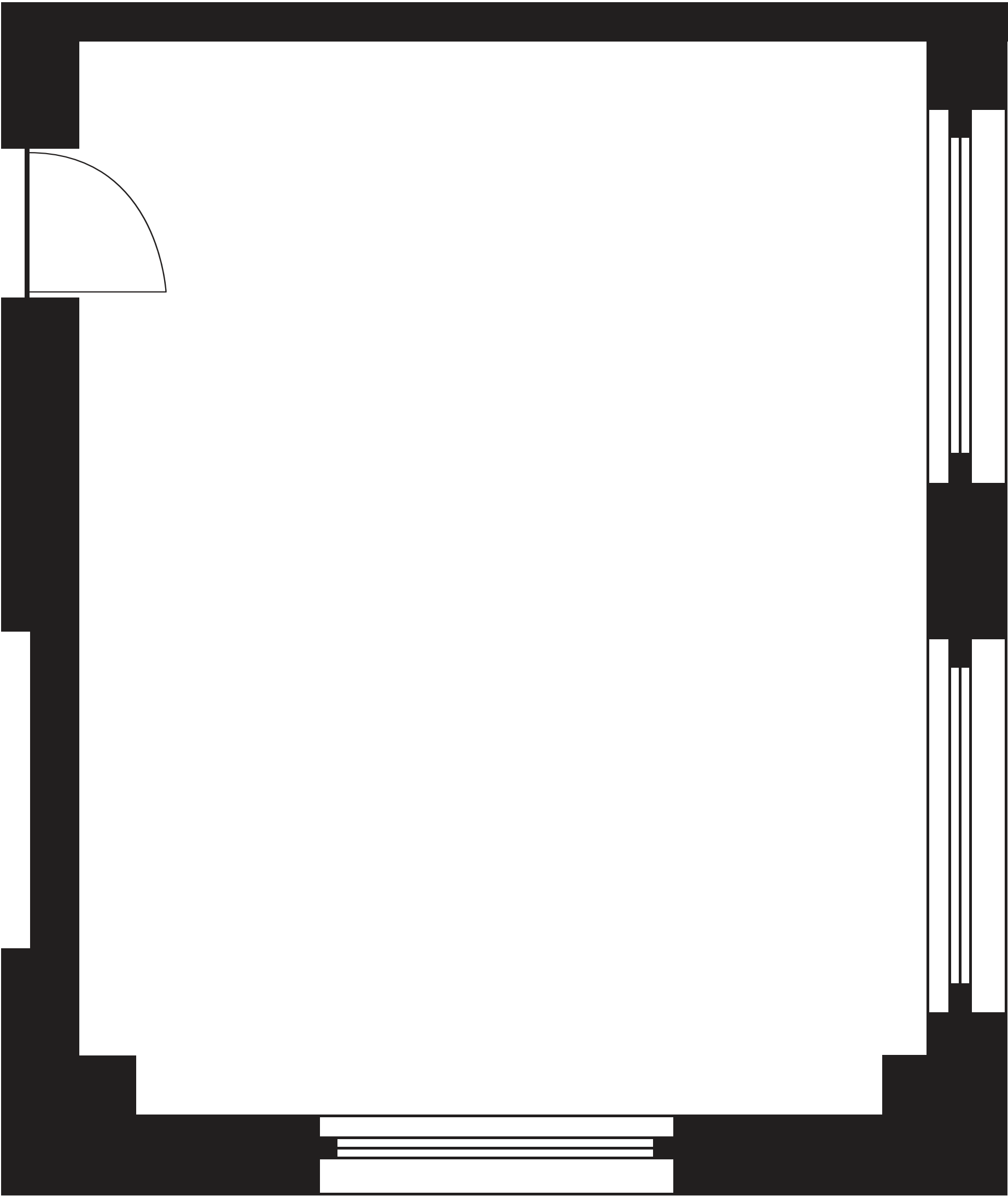
[← Back to Availability](#)

Mersey House

Unit 4

328 sq ft | 30 sq m

● Available

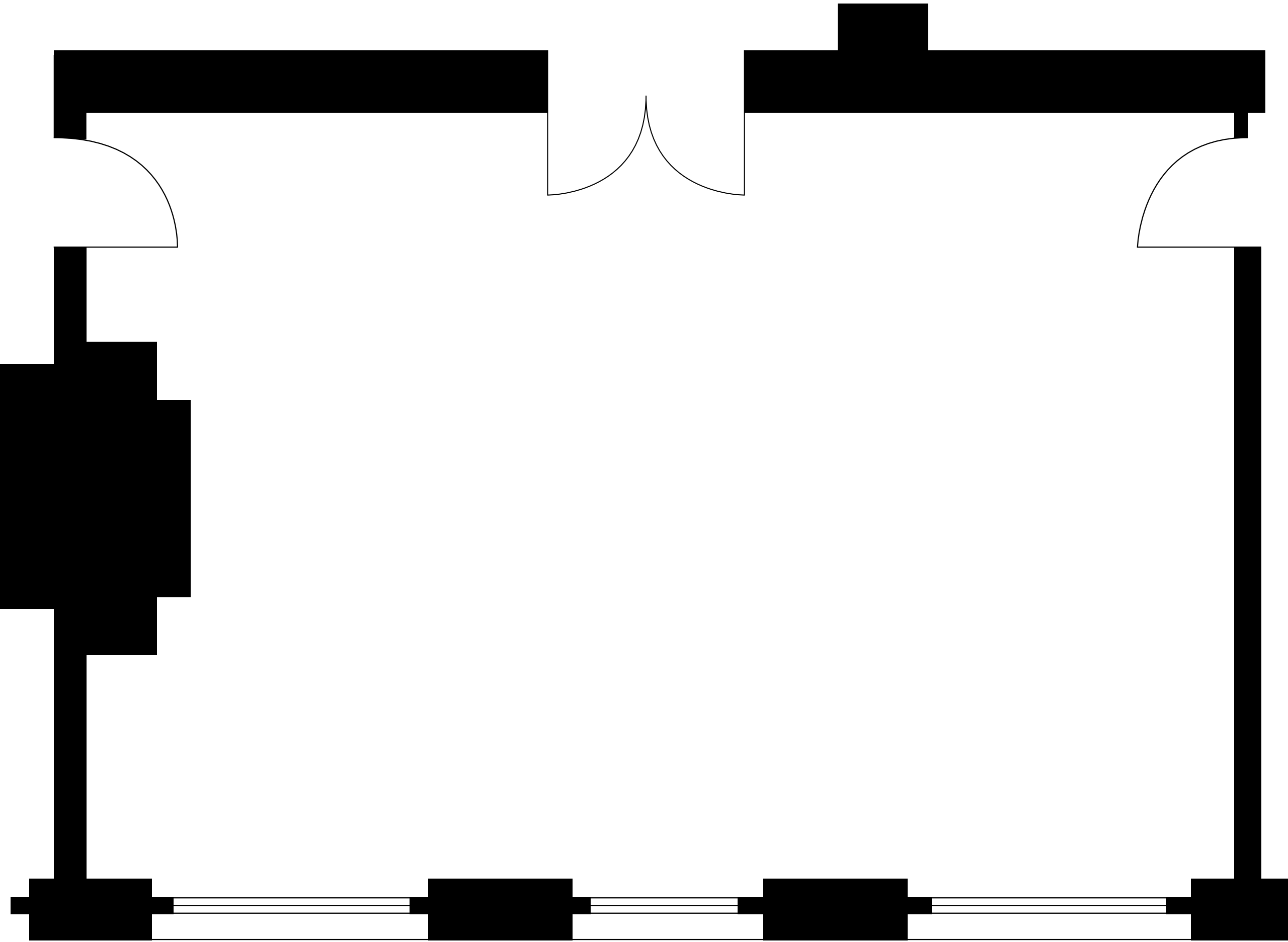


← Back to Availability

Mersey House
Unit 12

539 sq ft | 50 sq m

● Available



← Back to Availability

Mersey House
Unit 17

278 sq ft | 26 sq m

● Available



←

Back to Availability

Mersey House

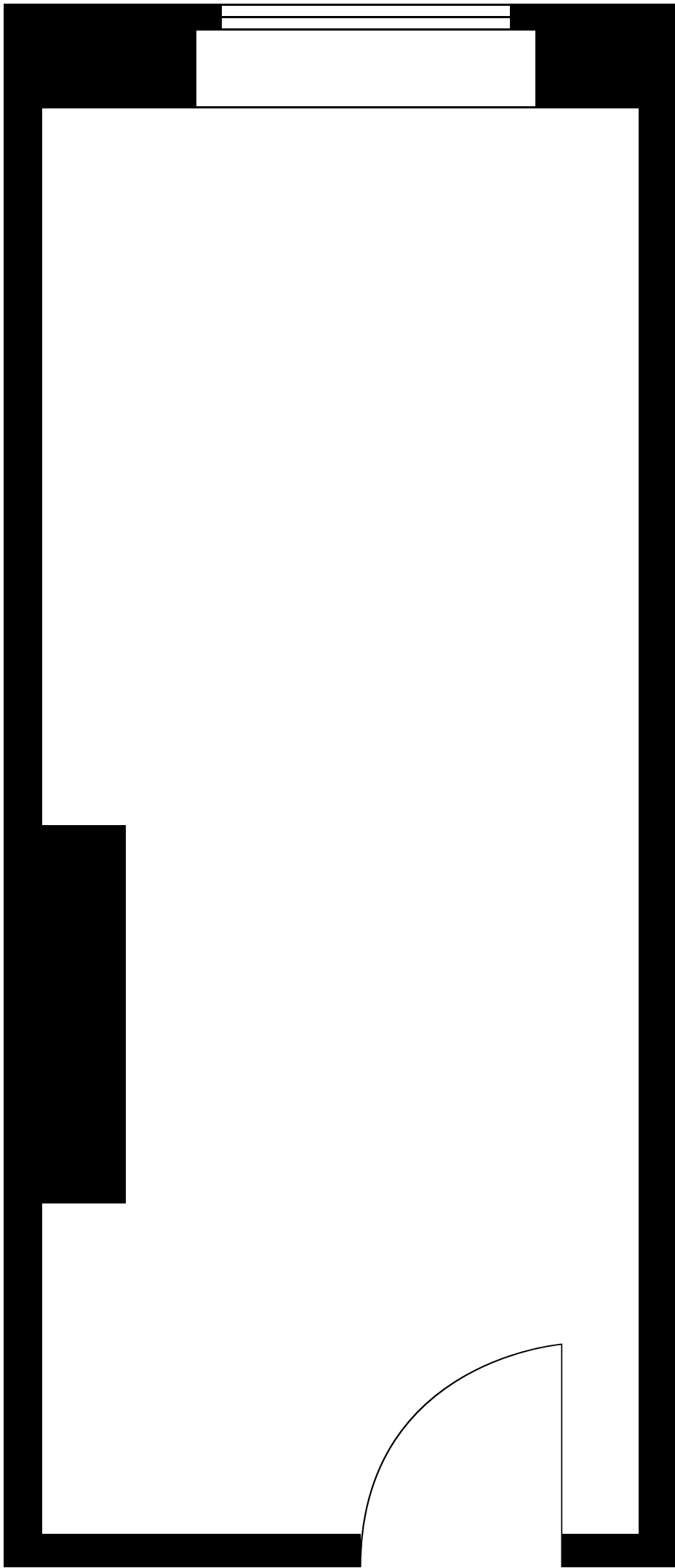
Unit 19

177 sq ft

|

16 sq m

● Available



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urbansplash

[Work with US](#) [What to expect from US](#) [Meet our team](#) [Contact US](#)

“Splash leads the way, you lot follow”

Tom Dyckoff,
The Guardian

Work with US

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 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.

We make things easy.



What to expect from US

1



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 connect with us.

2



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.

3



We manage our buildings

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

4



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.

5



Move in next day

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

6



Affordable rents

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

Meet our team



Emily Handslip
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