

urbansplash

Matchworks Liverpool



**Workshops / studios
to let**
2,521 sq ft - 5,509 sq ft

Matchworks is a flagship project for Urban Splash and has helped to transform the Speke Garston area into one of Liverpool's leading business

districts. The lower ground floor of the former Bryant and May storage warehouse has been transformed into six spacious workshops/studios.

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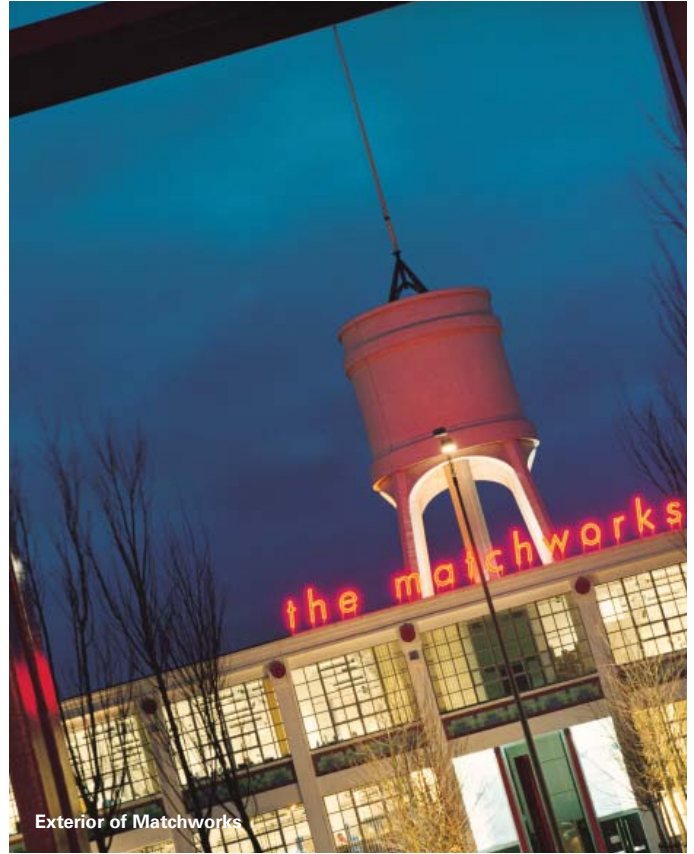
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Exterior of Matchworks



Exterior of Matchworks



Exterior of Matchworks

Matchworks

Speke Road

Garston

Liverpool

L19 2RF

Matchworks is a combination of two architectural gems. The first building to be developed in 2001, was the former match factory with its iconic water tower fronting the site. In 2007 Urban Splash completed the redeveloped former storage warehouse, Matchworks II. Together they make up 166,000 sq ft of well designed dynamic office space.

The lower ground level of former storage warehouse has also been converted to provide a variety of workshop, studio or light industrial space.

Designed by award winning architects shedkm, Matchworks is currently home to over 30 tenants varying from public sector organisations to those in the creative industries and leisure operators.

Location

Located on Speke Road, Garston, Matchworks enjoys excellent transport links to Liverpool city centre which is just 15 minutes away. Matchworks has easy access to the motorway network with the M57, M62 and M56 all close by. Liverpool John Lennon Airport is less than two minutes drive away.

Across the road is the New Mersey Retail park, one of the best performing out of town retail parks in the country.

» [Click here to see location map](#)



Typical workshop/studio unit in Matchworks

Specification

Finishes, fixtures and fittings

- LG3 lighting
- Three phase electricity
- Wall heaters
- Openable double glazed windows
- Decorated
- Roller shutters

Services

- Free dedicated on-site parking
- 24 hour access

Common areas

- Kitchen and WC facilities

Floor areas

Unit number	Area (Sq ft)	Area (Sq m)
Phase 2 - lower ground floor		
Unit 18	5,509	512
Unit 19A	2,735	254
Unit 19B	2,521	234
Unit 20	5,509	512
Unit 21	5,509	512
Unit 22	5,509	512
Unit 23	5,509	512

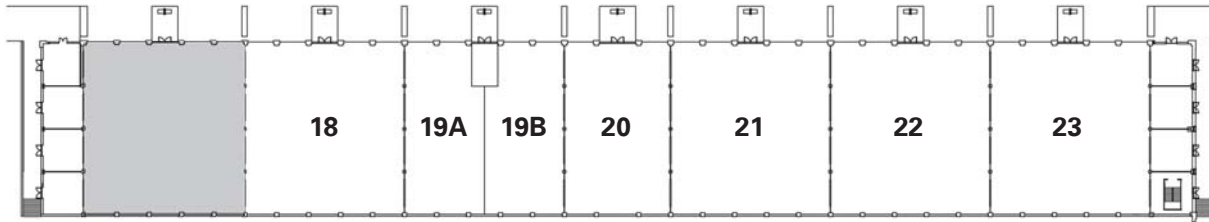
Existing tenants include:

Five Children & Families Trust, Family Martial Arts, The Bookyard Ltd

Floor plans



Phase 2 - lower ground floor



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