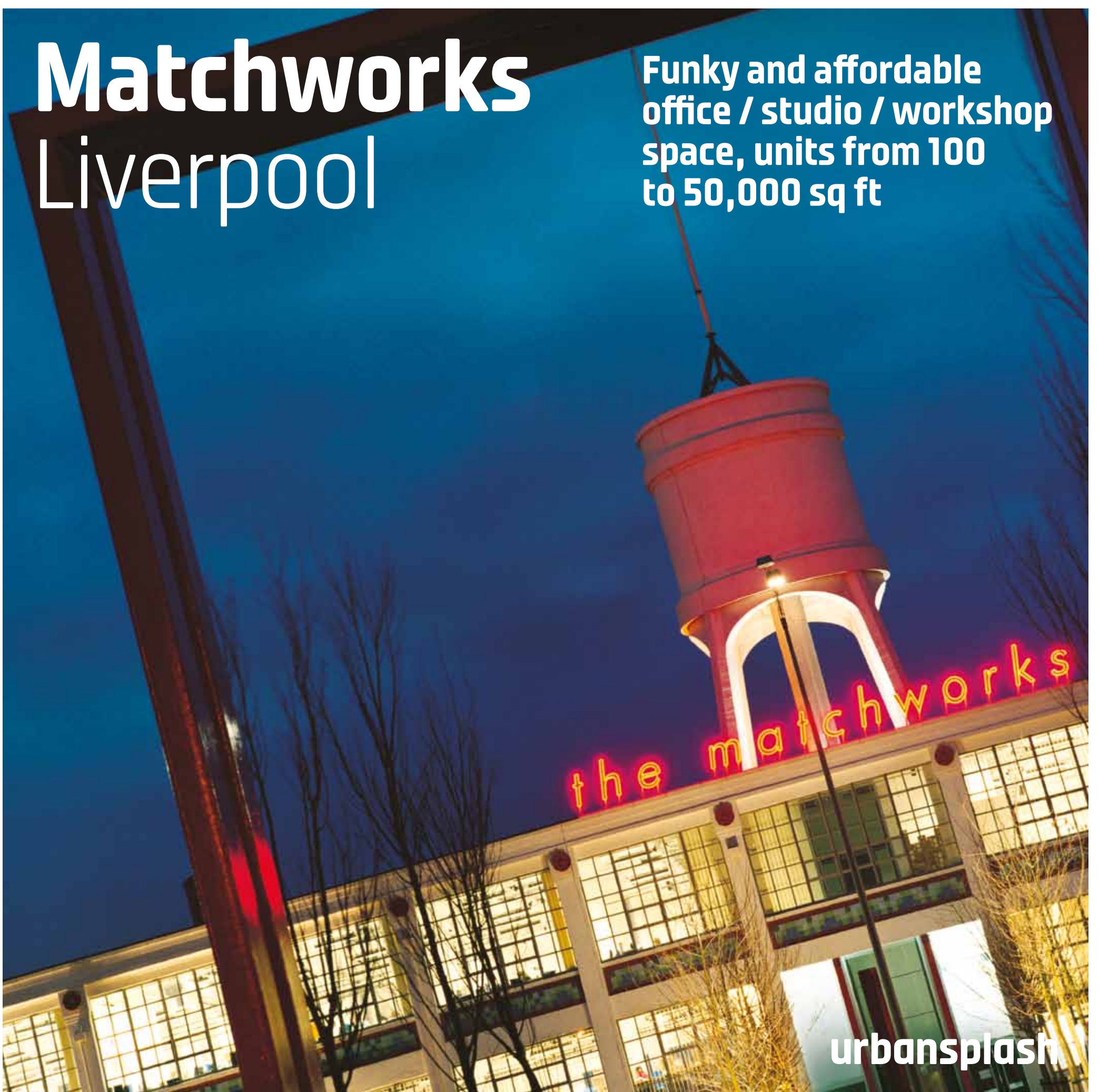


Matchworks Liverpool

Funky and affordable
office / studio / workshop
space, units from 100
to 50,000 sq ft



urbansplash

Matchworks Liverpool

The Matchworks Estate is a flagship project by Urban Splash which started with the reinvention of the famous Bryant and May Match Factory. The subsequent success has helped transform the Speke Garston area into one of Liverpool's leading business districts whilst becoming a multi-award winning scheme. The scheme includes:

Matchbox - A 20,000 sq ft award winning new build now occupied by gym operator FitForFree.

Matchworks Phase I & II - Two architectural gems; redesigned for modern day use by award winning architects shedkm. The design led space is offered from 1,000 to 50,000 sq ft plus.

Merseyhouse - A stunning Georgian building with a wealth of character offering flexible office space ideal for small businesses available on monthly all inclusive licences. Availability varies from 100 to 1,000 sq ft.

Match Factory - A variety of workshop, storage and leisure uses with a separate second access point to the rear of the estate in units of 1,000 to 15,000 sq ft.

- Iconic business address
- Prominent roadside frontage within a well landscaped estate
- Liverpool city centre just 15 minutes away
- Excellent connectivity, located just two miles from Liverpool Airport and Liverpool South Parkway
- Large car parking allocation available on site
- Short Form Lease enables quick lettings and next day move in
- Matchworks is home to a cross section of tenants from small, to medium, to national occupiers:

Enterprise, Liverpool PCT, Agility Logistics Solutions, Sure Maintenance, Foursoft UK, Driving Edge, Maritime Housing Association, Five Children & Families Trust, Family Martial Arts, Riverside Housing Association, Yoma, FitForFree

“FitForFree, one of Europe’s largest and fastest growing low cost gym chains, opening at Matchbox”





Matchbox



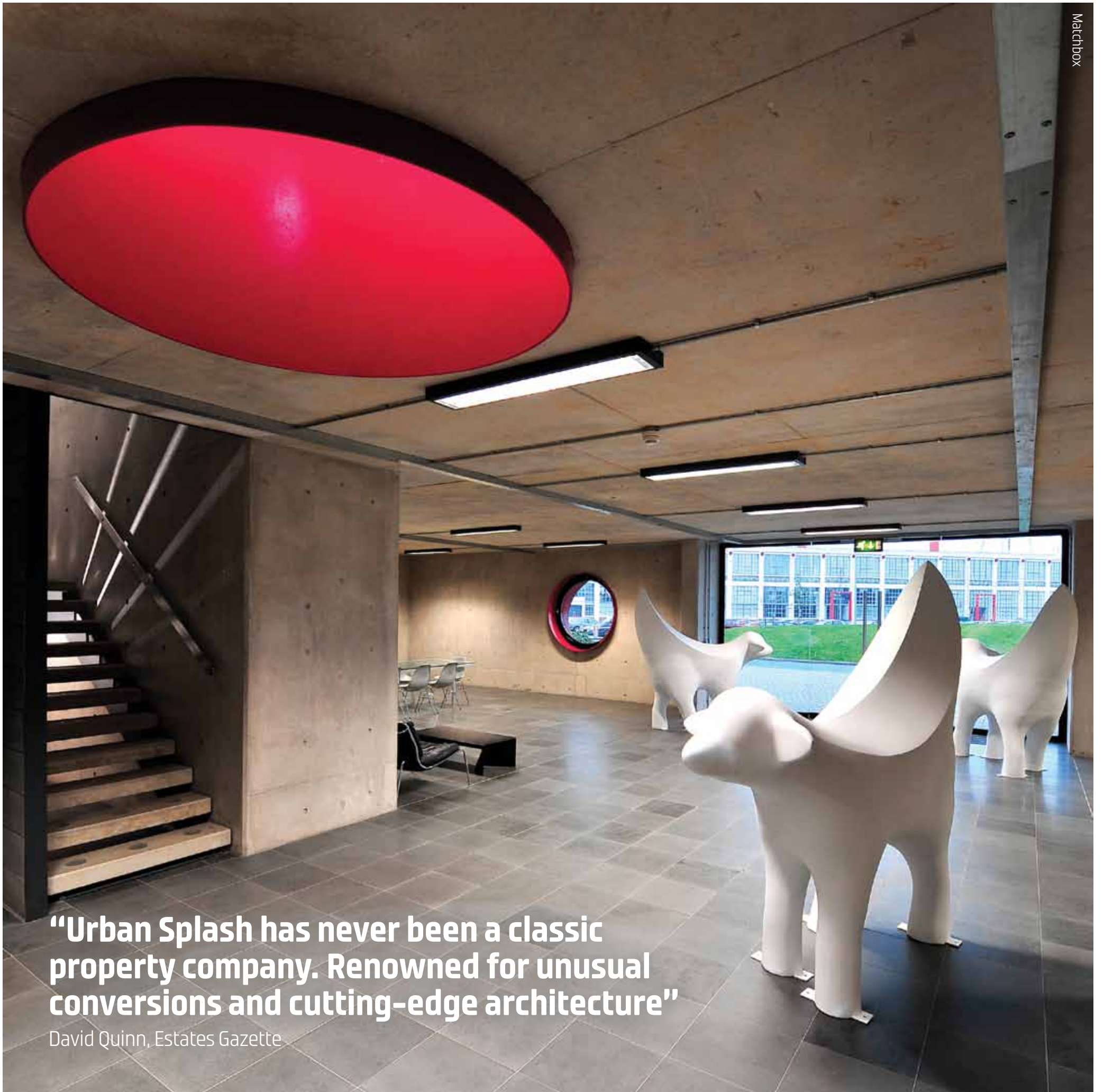
Matchworks



Matchworks



Matchworks



“Urban Splash has never been a classic property company. Renowned for unusual conversions and cutting-edge architecture”

David Quinn, Estates Gazette



Matchworks



Mersey House



Matchworks



Matchworks



Matchworks



Matchbox

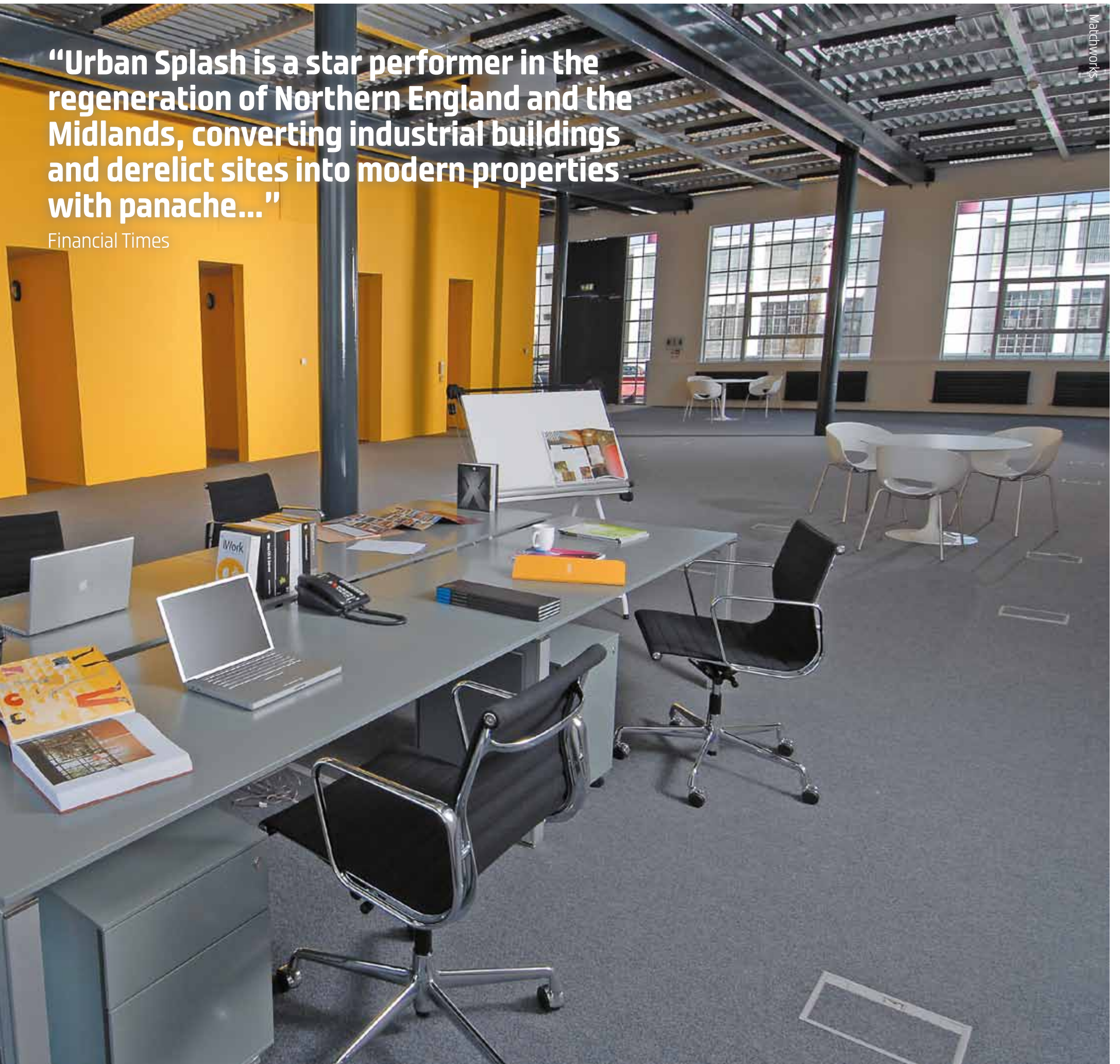


Matchworks



“Urban Splash is a star performer in the regeneration of Northern England and the Midlands, converting industrial buildings and derelict sites into modern properties with panache...”

Financial Times





Matchworks

Speke Road, Garston

Liverpool L19 2RF

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

The nearby Liverpool South Parkway interchange provides an integrated link between the area and the national and local rail network. Across the road is the New Mersey Retail Park, one of the best performing out of town retail parks in the country.

Existing tenants include:

Matchbox
FitForFree gym

Mersey House
General Post (UK), IL Santuario, Four Trading BV, Poppies, Mears Care, Schluter, Palatine Accommodation Services, Handley Law, OR Education, SA Logistics, Amanda Wright Recruitment

Match Factory
Nicholas Van Hire, Global Power, Five Children & Families Trust, JD Plastics, JMWCO 92, Michael Mcnee, V & B Cards, Speke Garston Mini Bus Agency, Rooftop Audio

Matchworks I & II
Enterprise, Liverpool PCT, Agility Logistics Solutions, Sure Maintenance, Foursoft UK, Driving Edge, Maritime Housing Association, Five Children & Families Trust, Family Martial Arts, Riverside Housing Association, Yoma

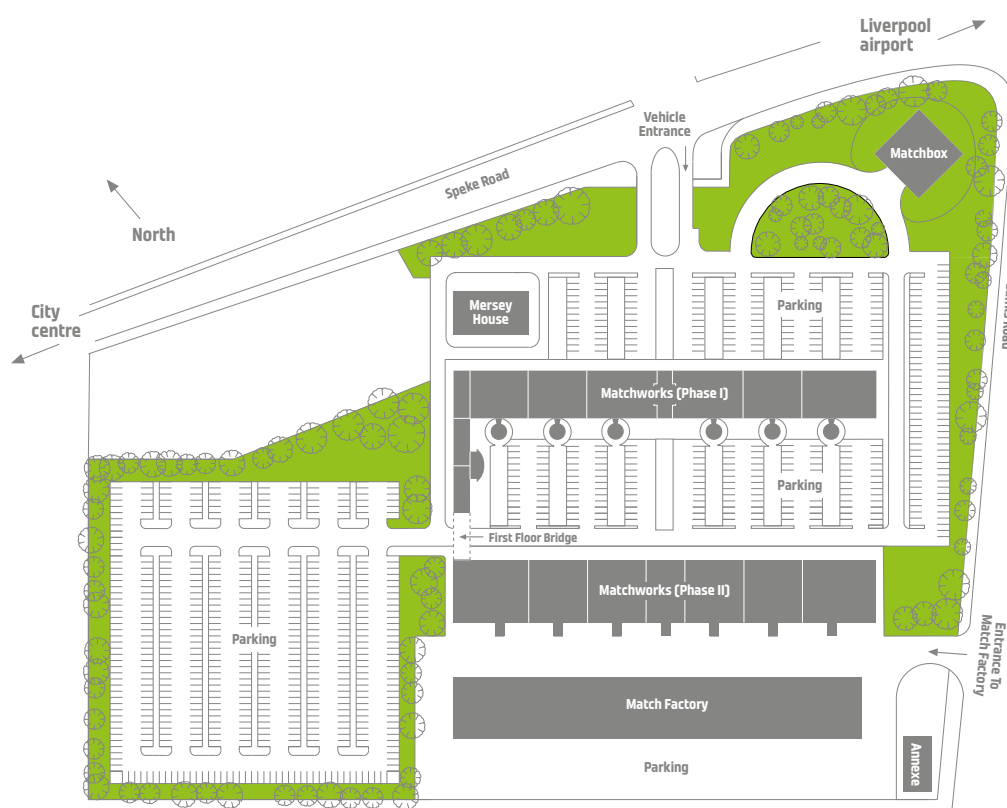
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