

urbansplash

Matchworks

Liverpool



Office & studio space to let
973 sq ft - 17,000 sq ft
Studios from £3 per sq ft
& offices from £6 per sq ft,
flexible lease terms

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. Multi award winning buildings, Matchworks offers some of the best designed office space in Liverpool.



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Matchworks
Speke Road
Garston
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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.

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, including the new Fit 4 Free on site gym.

Location

The Matchworks has excellent transport links with easy access by road or public transport to Liverpool City Centre and the motorway network with the M56, M57 and M62 all close by.

Liverpool John Lennon Airport is less than two minutes drive away and Liverpool South Parkway is a ten minute walk which provides links to the regional and national rail network. The nearest bus stop is located outside the entrance to the Estate.

The New Mersey Shopping Park is a five minute walk away and is home to retailers including WHSmith, Boots, M&S Food, Next, HMV, Pizza Hut and Costa Coffee. There are various hotels within the local vicinity including Hampton by Hilton, The Holiday Inn Express and The Crowne Plaza.

» [Click here to see location map](#)



Specification

Offices

- Own front door offices
- Full access raised floors (least void 150mm)
- Gas fired central heating
- Three phase electricity
- LG3 lighting
- Openable double glazed windows
- Fully carpeted and decorated
- Floor box allowance (1.7 sq m)

Studios

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

Services

- Free dedicated on-site parking
- 24 hour access
- On-site management and CCTV
- On site gym 'Fit 4 Free'
- Fully landscaped gardens for communal use

Common areas

- Kitchen and WC facilities
- Matchworks II, shower facilities

Existing tenants include:

Enterprise Managed Services, Sure Maintenance Ltd, Driving Edge Ltd, Family Martial Arts, YOMA Ltd, Can Cook, Wooky Entertainment, The Bookyard, Stagetex, Beautiful Brows, Halton Communications, Yellow Video Production, Shop Direct Ltd

Floor areas

Unit number	Area (Sq ft)	Area (Sq m)
Matchworks I		
Unit 1	8,803	817
Unit 2*	8,075	750
Unit 3-5	48,942	455
Unit 6	8,073	750
Unit 7	8,439	783
Unit 8	4,994	464

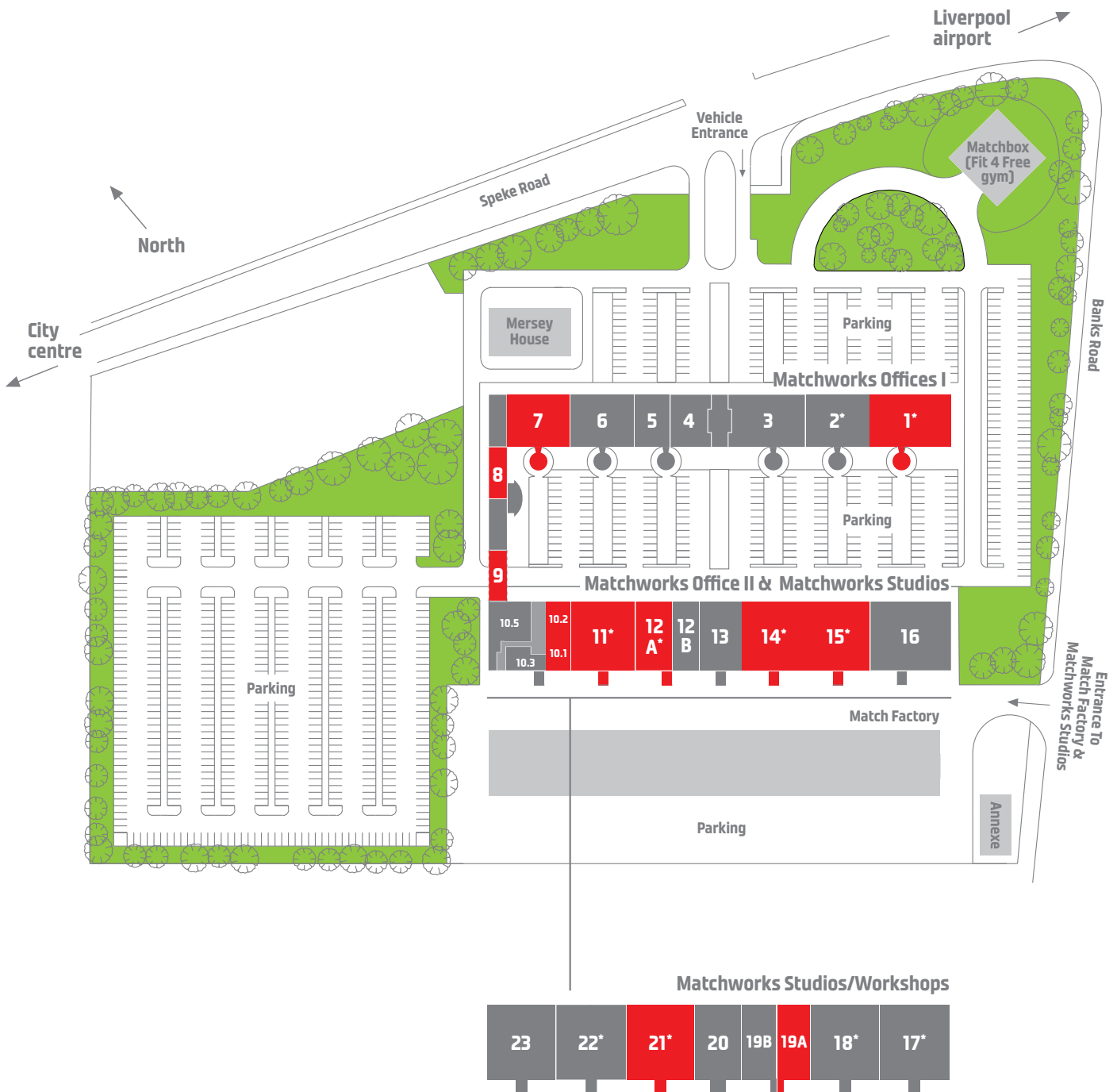
Matchworks II		
Unit 9	2,437	226
Unit 10.1	973	90
Unit 10.2	1,251	116
Unit 10.3	1,022	95
Unit 10.5	2,572	239
Unit 11*	5,560	517
Unit 12a*	2,778	258
Unit 12b	2,585	240
Unit 13	3,577	332
Unit 14*	5,560	517
Unit 15*	5,560	517
Unit 16	7,213	670

Phase 2 - lower ground floor		
Unit 17*	5,509	512
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

*can be combined

Matchworks

Site layout plan



*can be combined

**can be split

■ Available

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