

urbansplash

# Matchworks Liverpool



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

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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.

**Mersey House** - A stunning Georgian building with a wealth of character offering flexible office space. Ideal space for small businesses with units 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, including:

Enterprise, Agility Logistics Solutions, Driving Edge, Five Children & Families Trust, Family Martial Arts, Riverside Housing Association, Yoma, FitForFree, Sure Maintenance, Schluter Ltd, Stagetex Ltd.



Matchworks



Matchworks

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





Mersey House



Matchworks



Matchworks



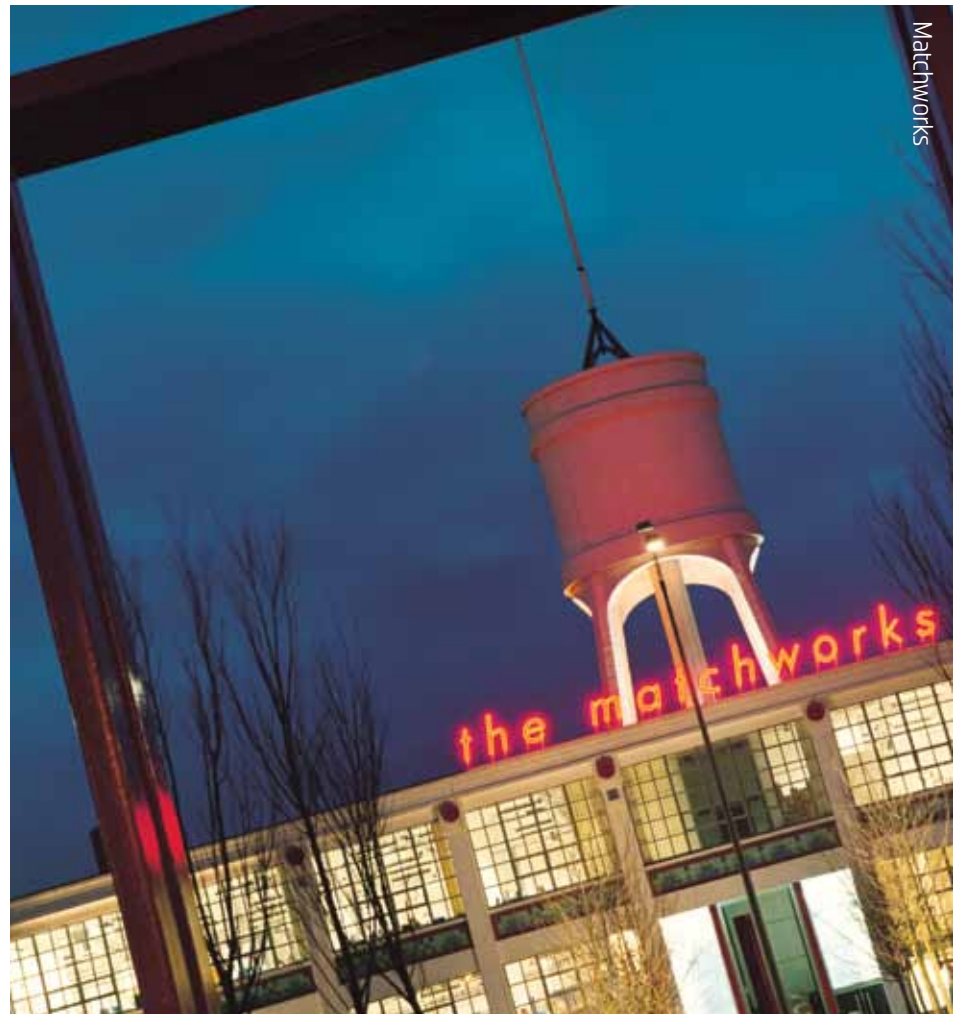
Matchbox



Matchworks



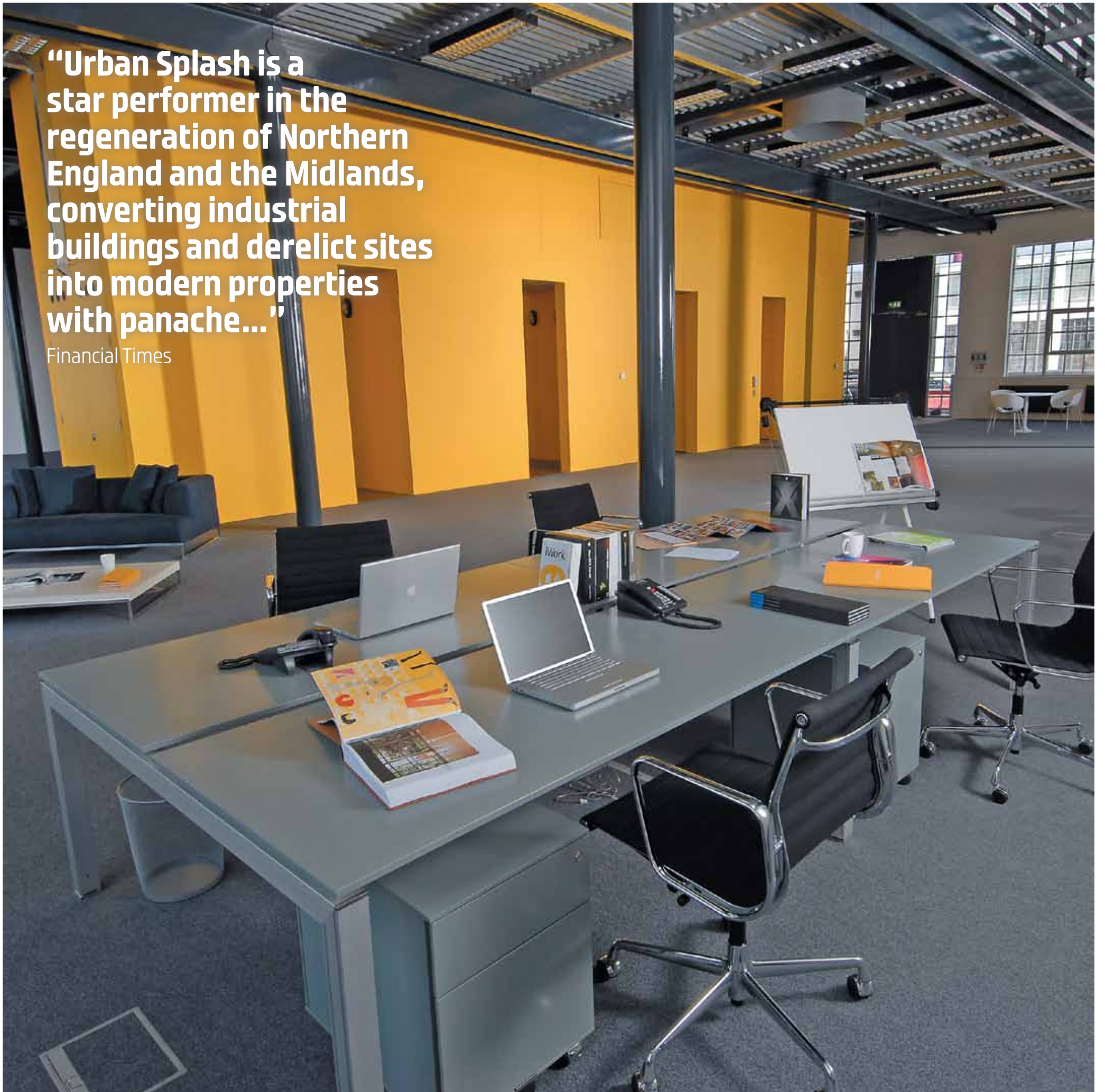
Matchworks

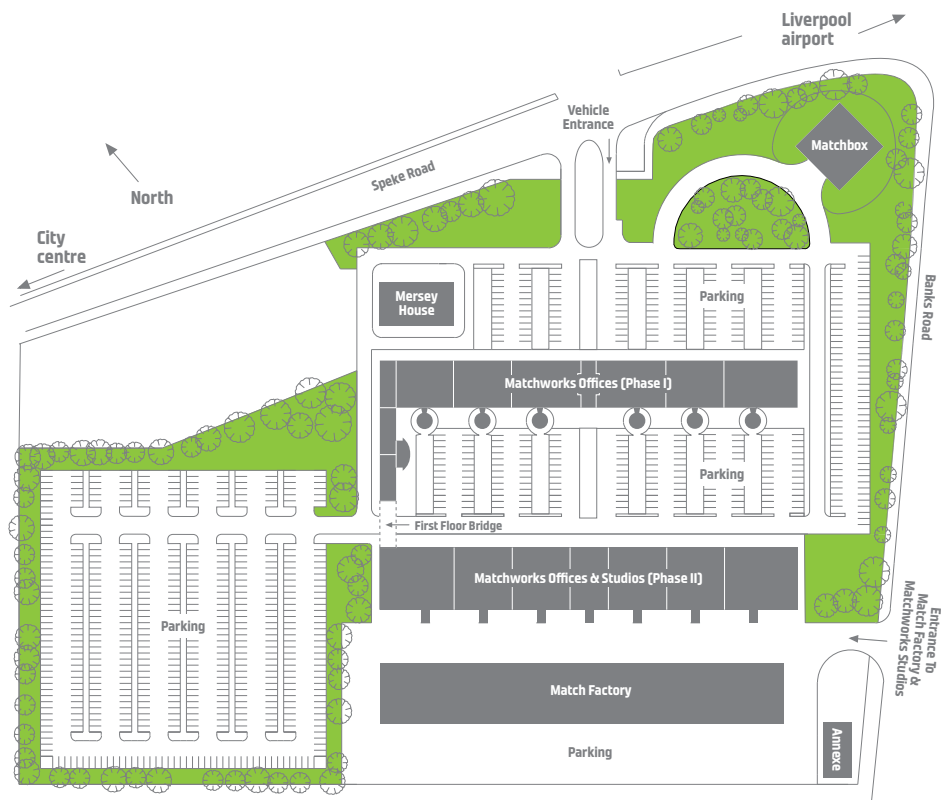


Matchworks

**“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





## Existing tenants include:

### Matchbox

FitForFree gym

### Mersey House

General Post (UK), Poppies, Mears Care, Handley Law, OR Education, SA Logistics, Amanda Wright Recruitment, Talking Feet

### Matchworks Offices

Enterprise, Agility Logistics Solutions, Sure Maintenance, Driving Edge, Riverside Housing Association, Yoma, Schluter Ltd, Wooky Entertainment

### Matchworks Studios

Family Martial Arts & Matt Ibbs, Five Children & Families Trust, The Bookyard Ltd, Stagetex UK Ltd, Halton Communications, Beautiful Brows Ltd

### Match Factory

Nicholas Van Hire, Global Power, JD Plastics, JMWCO 92, Michael Mcnee, V & B Cards, Speke Garston Mini Bus Agency, Rooftop Audio, Advance Business Co Ltd

## Industrial / Office enquiries



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# 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.

Contact the commercial team for viewings:

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**[www.urbansplash.co.uk/matchworks](http://www.urbansplash.co.uk/matchworks)**