

urbansplash

# Tea Factory

## Ropewalks

## Liverpool



### Office space to let

879 sq ft - 15,500 sq ft

Tea Factory provides 64,079 sq ft office, retail and leisure space. Its leading design and desirable location mean it is a base

for numerous digital, media and creative companies and is home to the North West division of the Royal Institute of British Architects (RIBA).



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# Tea Factory

Fleet Street  
Ropewalks  
Liverpool  
L1 4DQ

One of our very first schemes in Liverpool and one which kick started the regeneration of what is now the heart beat of Liverpool city centre, the Ropewalks.

The ground and basement floors currently house two popular bar/restaurants whilst the upper levels provide quality office space for progressive companies with a requirement for well designed space.

## Location

Tea Factory is an early flagship project just off Bold Street in Liverpool city centre. Since its completion in 2000, it has been joined by other Urban Splash schemes such as Vanilla Factory and St Peter's Church. With over £100million of investment over the last decade, the Ropewalks area been able to attract a mass of creative and design led companies giving the area a truly unique and exciting atmosphere.

» [Click here to see location map](#)



## Specification

### Finishes, fixtures and fittings

- Exposed brickwork
- Original steel columns
- Feature full height atrium with glass bridge links
- Category II lighting
- Underfloor heating
- 3 compartment trunking

### Services

- WCs and kitchen on each floor

### Common areas

- Lift access

### Existing tenants include:

Igloo, Revolution, Cass Associates Architects, Urban Splash, Exposure Studios, Ion Search Ltd, Guild Energy, Cream, World Merit, Spaces.

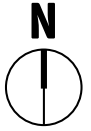
Units can be split, please speak to the commercial team for further details.

\* can be combined to create 6,225 sq ft unit

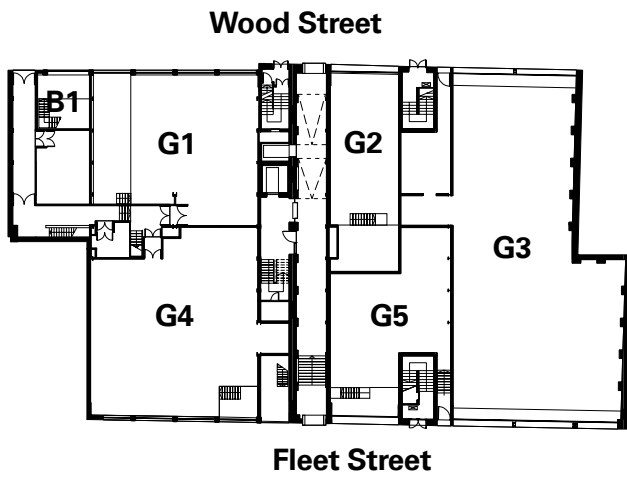
## Floor areas

Unit number	Area (Sq ft)	Area (Sq m)
<b>Ground floor</b>		
<b>G1</b>	2,297	213
<b>G2</b>	1,600	147
<b>G3 + G5</b>	7,025	652
<b>G4</b>	9,973	926
<b>First floor</b>		
<b>101</b>	3,736	347
<b>102*</b>	3,073	285
<b>103*</b>	4,330	402
<b>104</b>	2,976	276
<b>Second floor</b>		
<b>202</b>	3,583	333
<b>204a</b>	1,394	130
<b>204b</b>	1,507	140
<b>211</b>	1,194	111
<b>212a</b>	1,277	119
<b>212b</b>	1,018	95
<b>213</b>	879	82
<b>223</b>	1,238	115
<b>233</b>	1,809	168
<b>Third floor</b>		
<b>301</b>	6,660	619
<b>302</b>	3,511	326
<b>303</b>	3,929	365

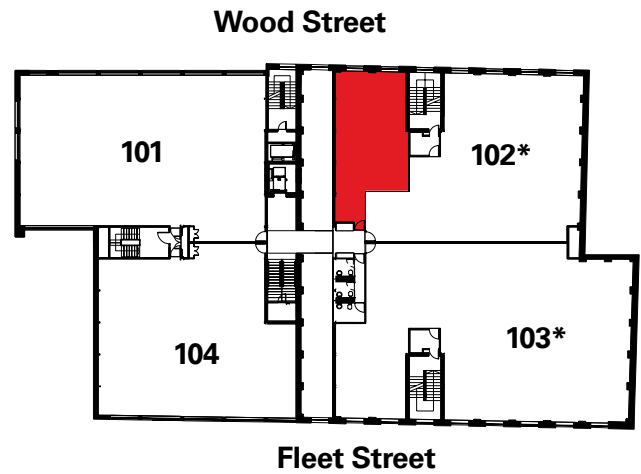
# Floor plans



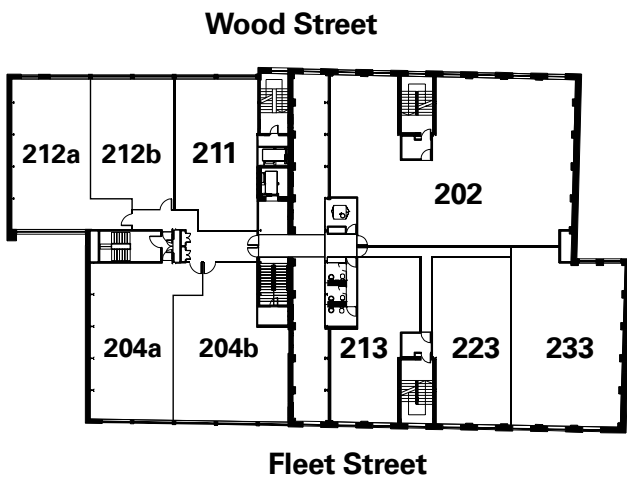
## Ground floor



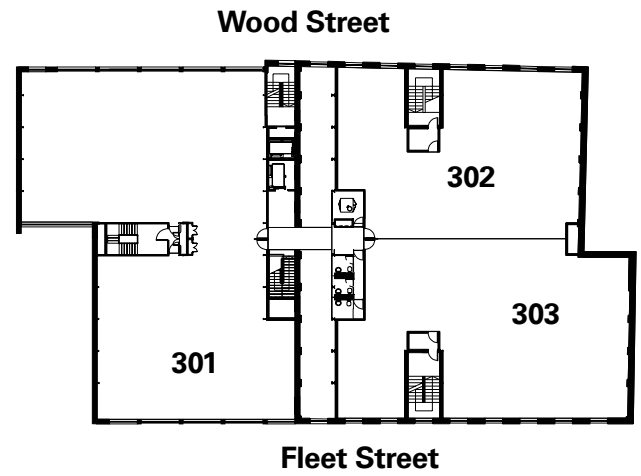
## First floor



## Second floor



## Third floor



 Meeting room / breakout space

\* can be combined to create 6,225 sq ft unit

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