

# Space to work Matchworks

1

## Striking design

From an iconic art deco factory refurbishment, to a converted warehouse, from a former Georgian HQ, to a striking modern glass box, the diversity of the architecture at Matchworks is reflected by the diversity of the businesses calling it home.

2

## An un-matched location

Matchworks is easy to get to, close to the motorway network, Liverpool South Parkway Railway Station and John Lennon Airport. Add it's easy to love as well, with bike storage and a gym, the climbing hangar and café, and Mersey Retail Park next door.

3

## Inspiring space

Workspaces designed by award-winning architects create the best environment to attract and retain top talent. A green landscape unites the buildings at Matchworks, providing space to get away from your desk, meet and relax. For us, it's more than just four walls.

4

## Unique like you

From a converted factory to a striking glass box, Matchworks' buildings are varied with spaces suitable for everyone, from a one desk start-up to a regional HQ. What unites them all is great design, attention to detail and a level of service that is typically Urban Splash.







Matchworks

## Foreword

From a RIBA award-winning Art Deco refurbishment, to some brand new 'out-of-the-box modernity', the buildings that shape Matchworks are as diverse as the businesses that call it home.



Matchworks — South Liverpool's architecturally iconic business district, is brimming with brilliantly designed workspaces, studios and light industrial units that are home to a mix of crafters and grafters, from small start-ups to national occupiers.

We hope you can join us.

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RIBA Award for Architecture  
2002 — Matchworks

Civic Trust Award  
2002 — Matchworks

Roses Award for Architecture  
2009 — Matchbox



# Urban Splash ✕ Matchworks

An Art Deco beauty built in 1918, Matchworks was pioneering in its design, being the first building in the United Kingdom to use the flat-slab concrete technique.

It became Bryant & May's flagship Match Factory in 1923.





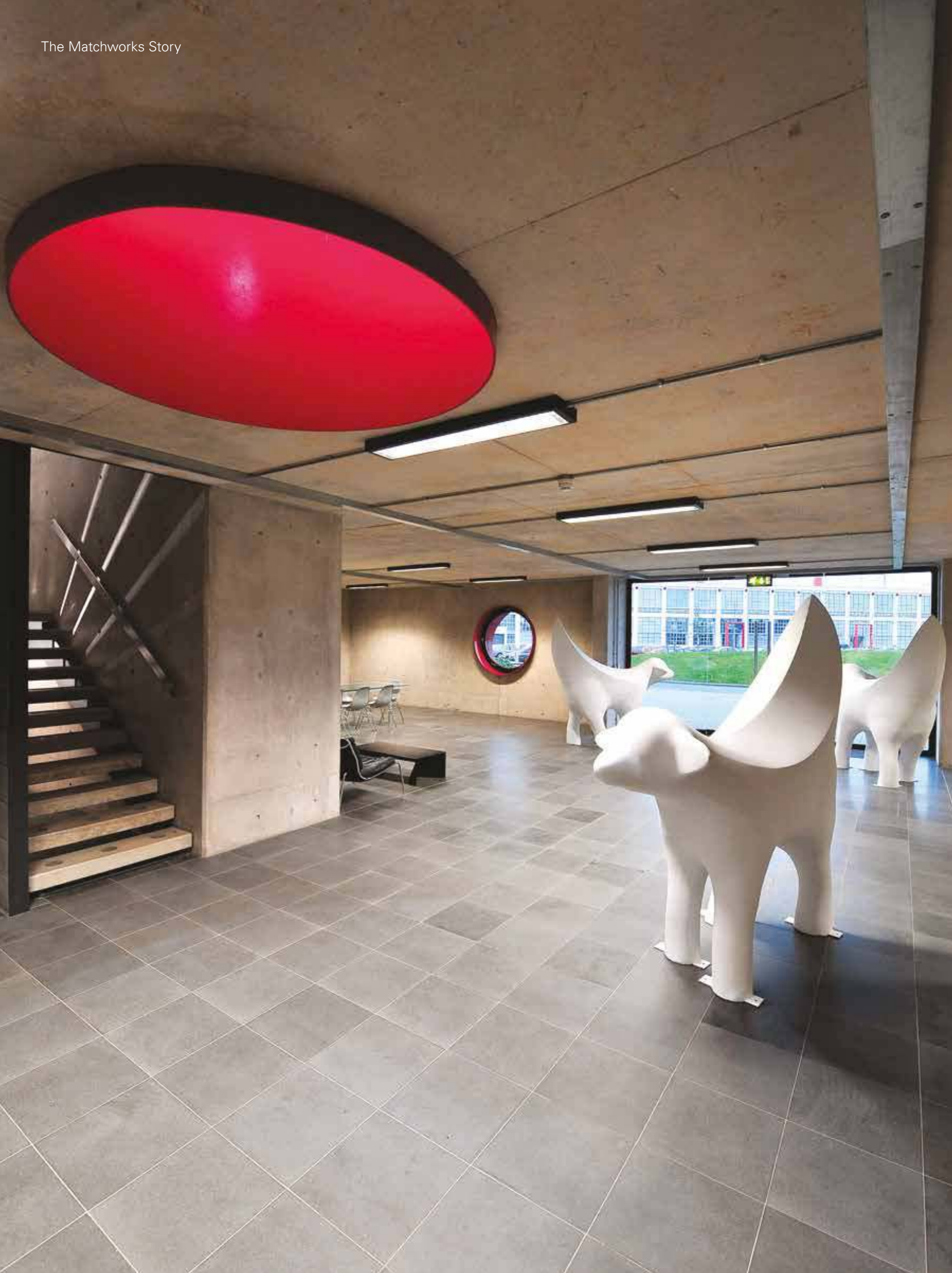
During its heyday the company created thousands of jobs made up of a local workforce who produced a staggering 160 million matches per year. Factories like this helped transform Speke from a small village population at the turn of the century, to more than 25,000 residents by the 1950s.

The factory closed its doors in 1994 and was threatened with demolition, however the buildings – featuring white facades adorned with distinct red Lancashire roses – were listed by English Heritage in 1998.

In 1999, it stepped Urban Splash. And the rest, as they say, is history.







Today, this multi award-winning scheme offers some of the best designed workspace in South Liverpool; the versatility of its offering means it's home to all kinds of businesses — big and small, from 'one-man-bands' through to multi-national PLCs.



At Urban Splash we manage our buildings as well as own them, so it's important to keep adapting to the changing needs of modern workforces.

Matchworks has lots of new amenities, including outdoor meeting space, ping pong tables and tenant events like Foodie Friday (we're even adding a climbing wall).



## Meet the designers shedkm



Liverpool-based architectural practice, shedkm, are intent on breaking design boundaries.

In the late 1990s they helped us evolve ideas for the refurbishment of Matchworks, intent on creating something which celebrated the original art deco fabric of the structures, whilst adding contemporary design features which would appeal to modern businesses.

Three design awards later and they'd done just that.

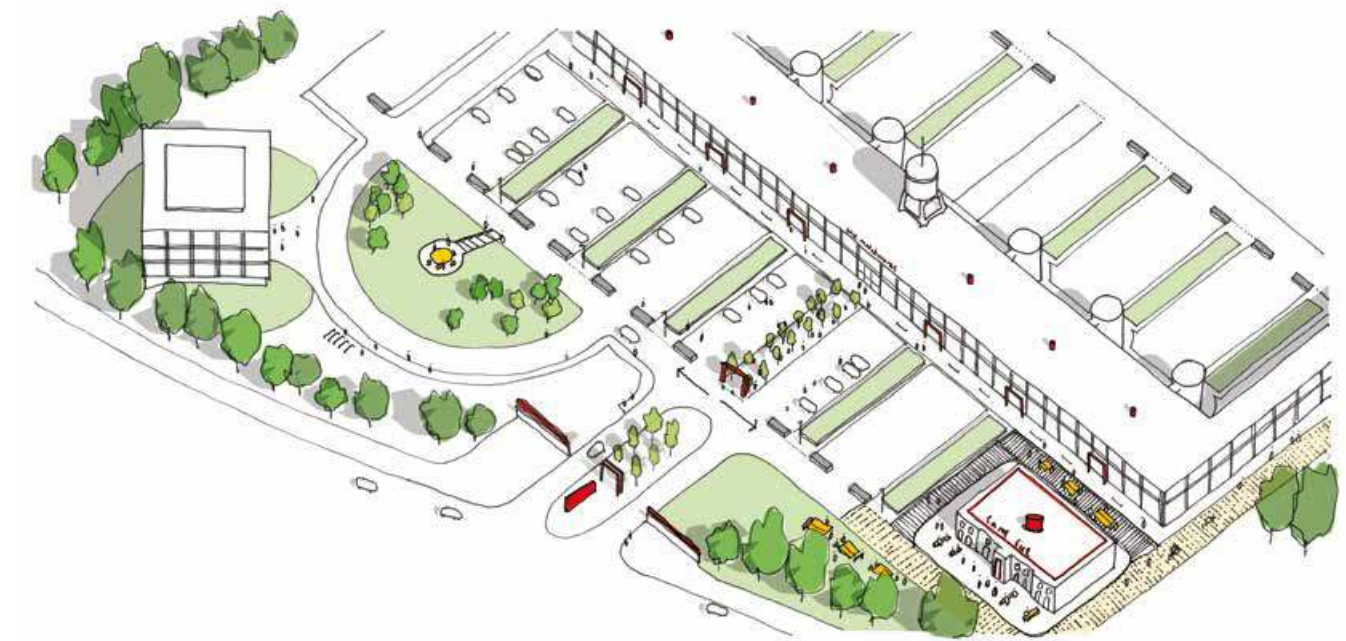
In 2008, their designs for a new build structure at the front of the scheme came to life with the completion of the 20,000 sq ft Matchbox; now, shedkm is the design team leading our new additions to the estate for 2020 — including the new outdoor facilities and climbing wall.







## Beyond the 9—5 Live well, work better



We're making changes at Matchworks, because wellbeing at work matters. With its striking architecture surrounded by plenty of green space and a host of great facilities, working at Matchworks enables you to go beyond the 9—5 by living well and working better.



01.

I want to climb the highest mountain  
(on my lunchbreak)



THE  
CLIMBING  
HANGAR

We've reached new heights with this awesome amenity; our brand new Climbing Hangar and flagship centre which will 'peak' the interests of everyone working in and around Matchworks.

This exciting new space is packed with bouldering walls. Don't know what bouldering is? Basically it's a form of rock climbing performed on small artificial walls without the use of ropes or harnesses.

For those who don't like to 'Ever-rest', it means you can scale a summit over lunch, before heading back to your desk to scale your workload...

There are super surroundings too; open social spaces for you to hang out with colleagues and friends, and a café to refuel in. The place has been designed in collaboration with our architects shedkm, creating an awesome cultural hub for our businesses around the estate.

02.

I want to eat like a King  
(on a Friday)



We regularly collaborate with Street Dots, to host our 'Foodie Friday' events.

Street Dots curate a tasty selection of pop-up street food vendors who rustle up lunch for all of our tenants; the menu's varied, with everything from Greek, Indian and Pizza offerings to tempt your taste buds. You can also 'meat' our charcuterie trike and select a slice of something nice.

Good job we've got that climbing wall and gym to burn off all the calories 'eh...





### 03. I want to wander through nature (whilst I'm making a call)

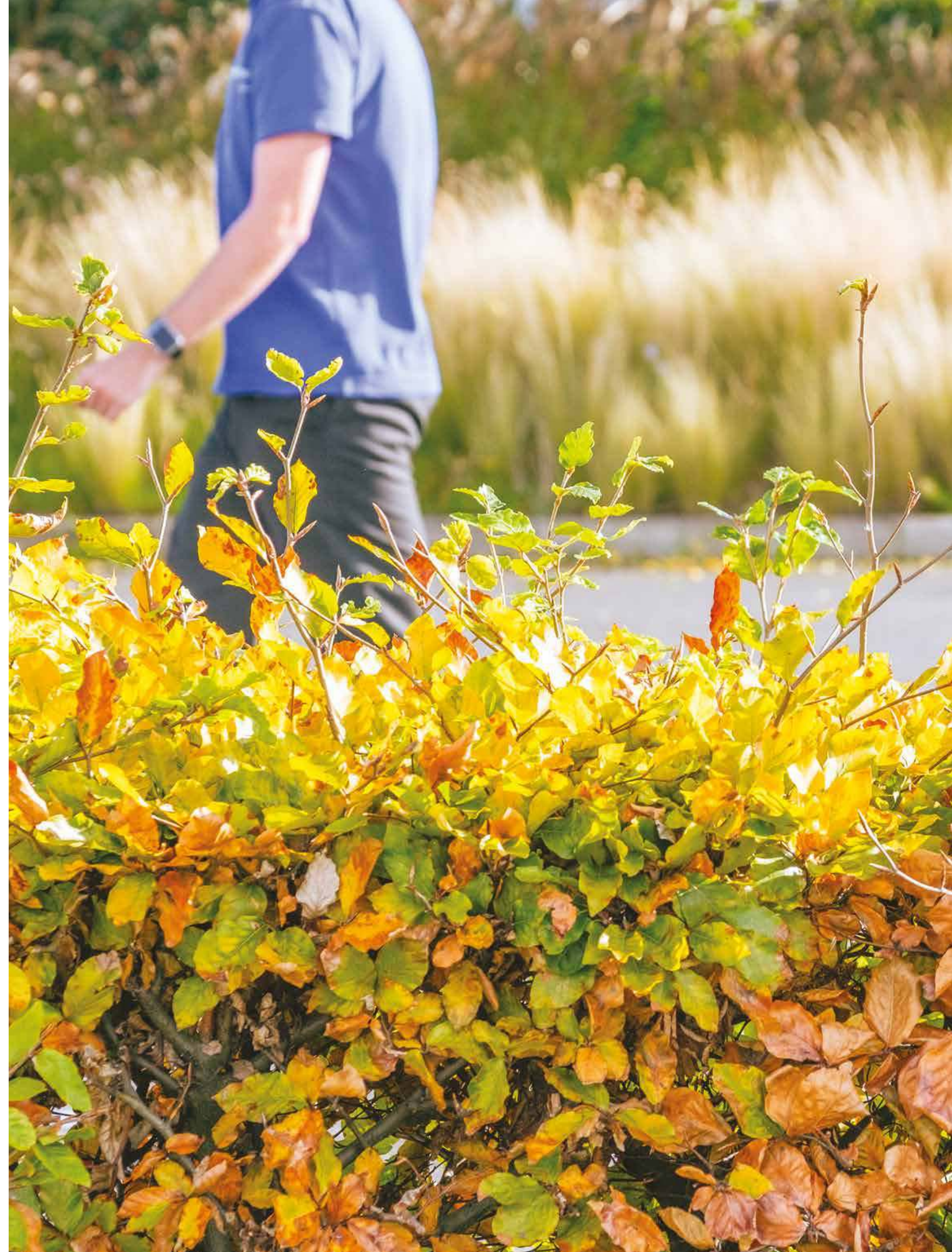
Take in the fresh air and abundance of outdoor space at Matchworks; these vast, lusciously green areas give you and your colleagues somewhere to breathe and take a refreshing break from life at your desk. There's an exceptional array of plants, mature landscapes and we have a beehive and woodland too. Not your average office gardens...

Want to host a meeting outside? Sure, we've also got an external meeting space set amongst the greenery — somewhere for you and your colleagues and clients to convene.

Outdoor lunches can be enjoyed on our picnic benches — or for the more competitive among you, there are ping pong tables too.



Outside break out space





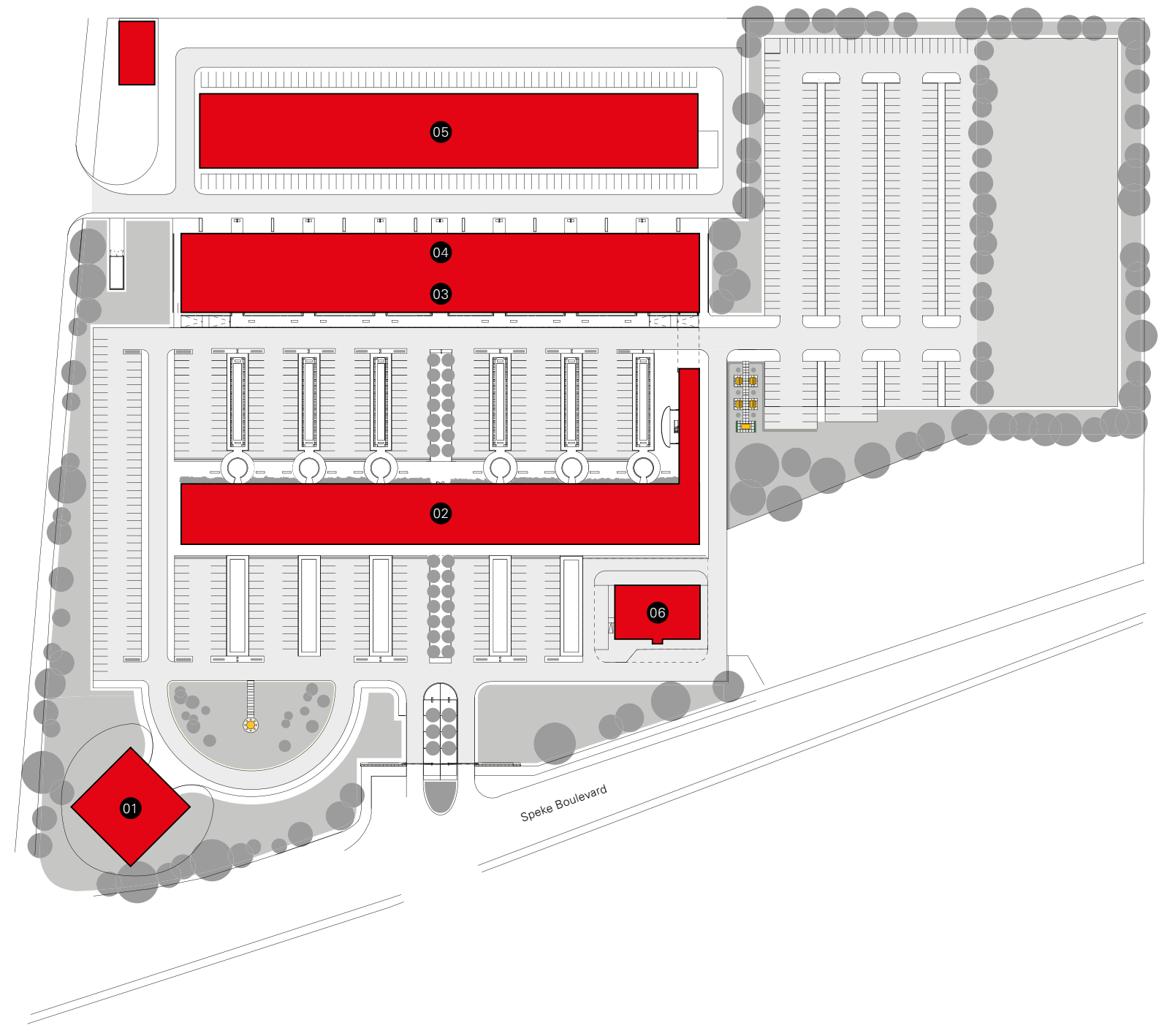
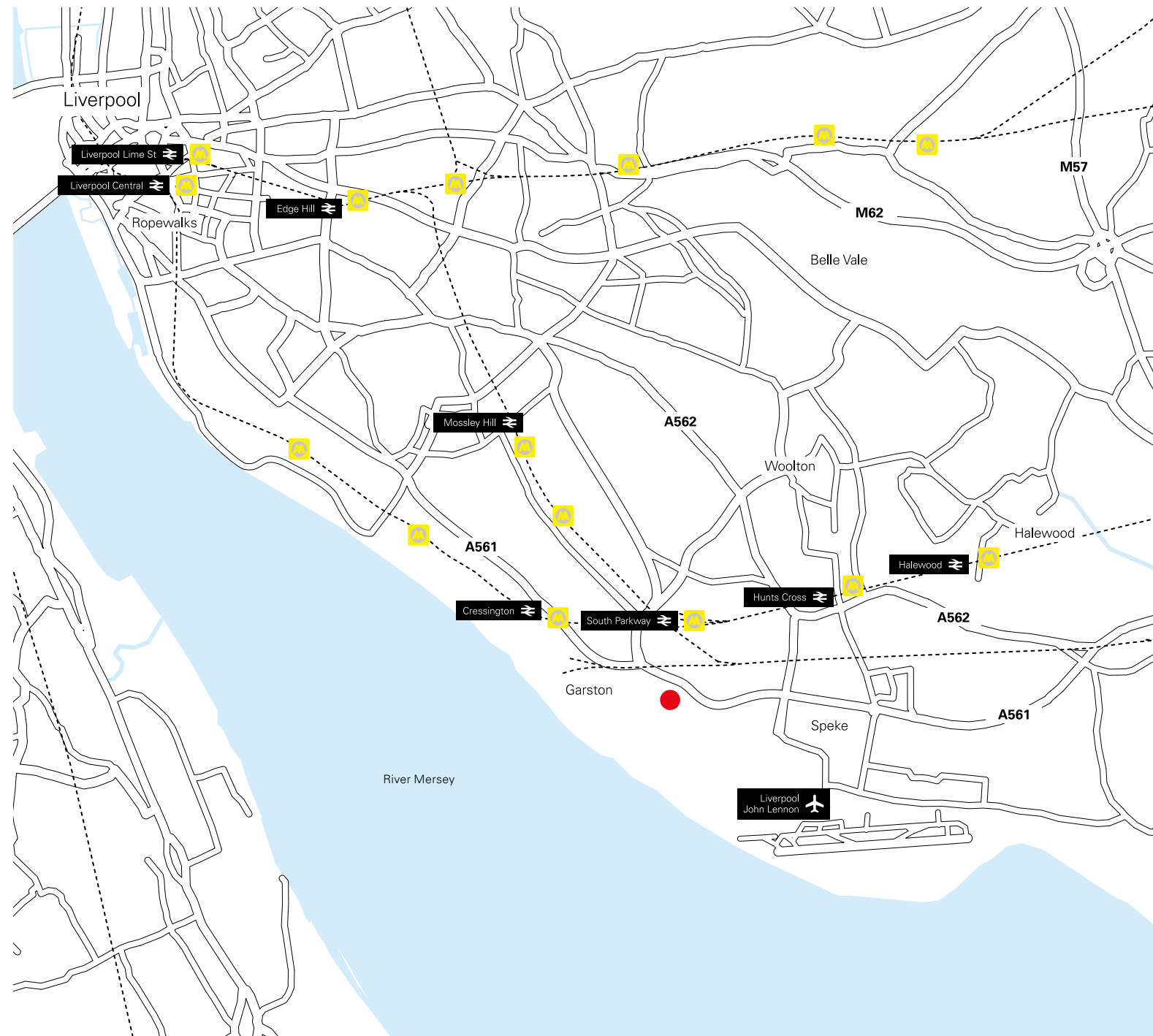








Merseytravel



01.  
Matchbox  
19,098 sq ft  
Matchworks District



02.  
Matchworks One  
2,250—89,094 sq ft  
Matchworks District



03. (Upper level)  
Matchworks Two  
973—38,223 sq ft  
Matchworks District



04. (Lower level)  
Matchworks Studios  
2,623—36,450 sq ft  
Matchworks District



05.  
Match Factory  
253—41,339 sq ft  
Matchworks District



06.  
Mersey House  
119—885 sq ft  
Matchworks District





# Matchbox

# Matchbox

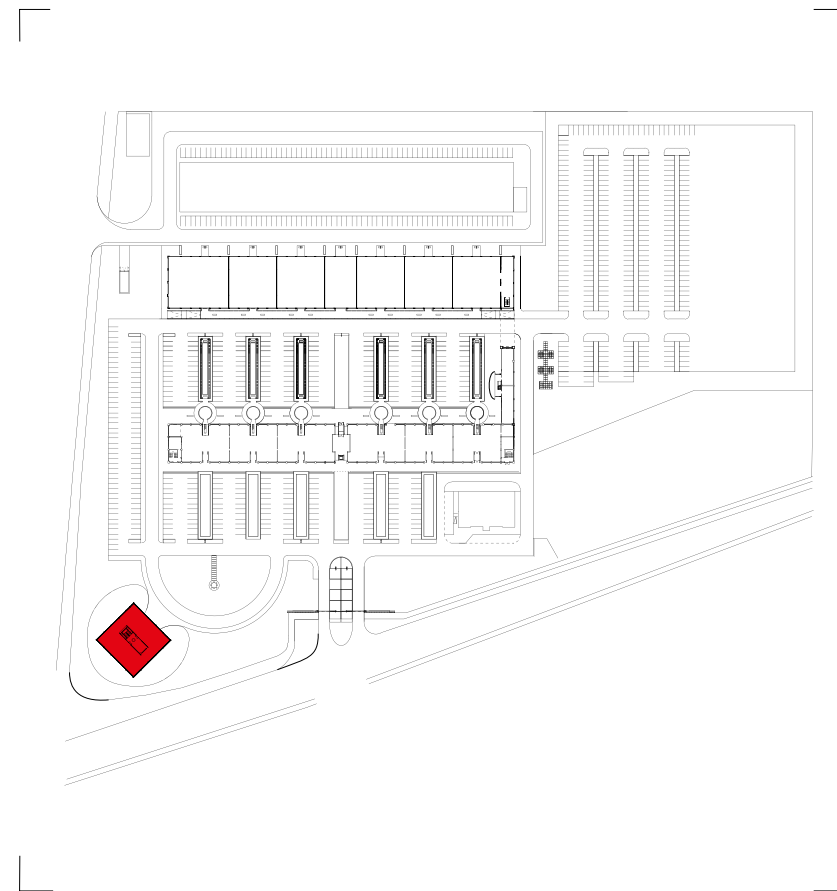
19,098 sq ft  
Matchworks District

Architects: shedkm

Roses Design Award



Our award-winning, fully glazed, three storey Matchbox is the first thing you'll see on entering the Matchworks estate. Designed by award-winning architects shedkm, the building was originally created as Grade A office space, but versatility in the floorplates meant that, since its completion, it became home to a 24/7 Fitness gym, who offer discounted memberships to all occupiers in the Matchworks district.



### Facilities



Dedicated entrance



Dedicated parking



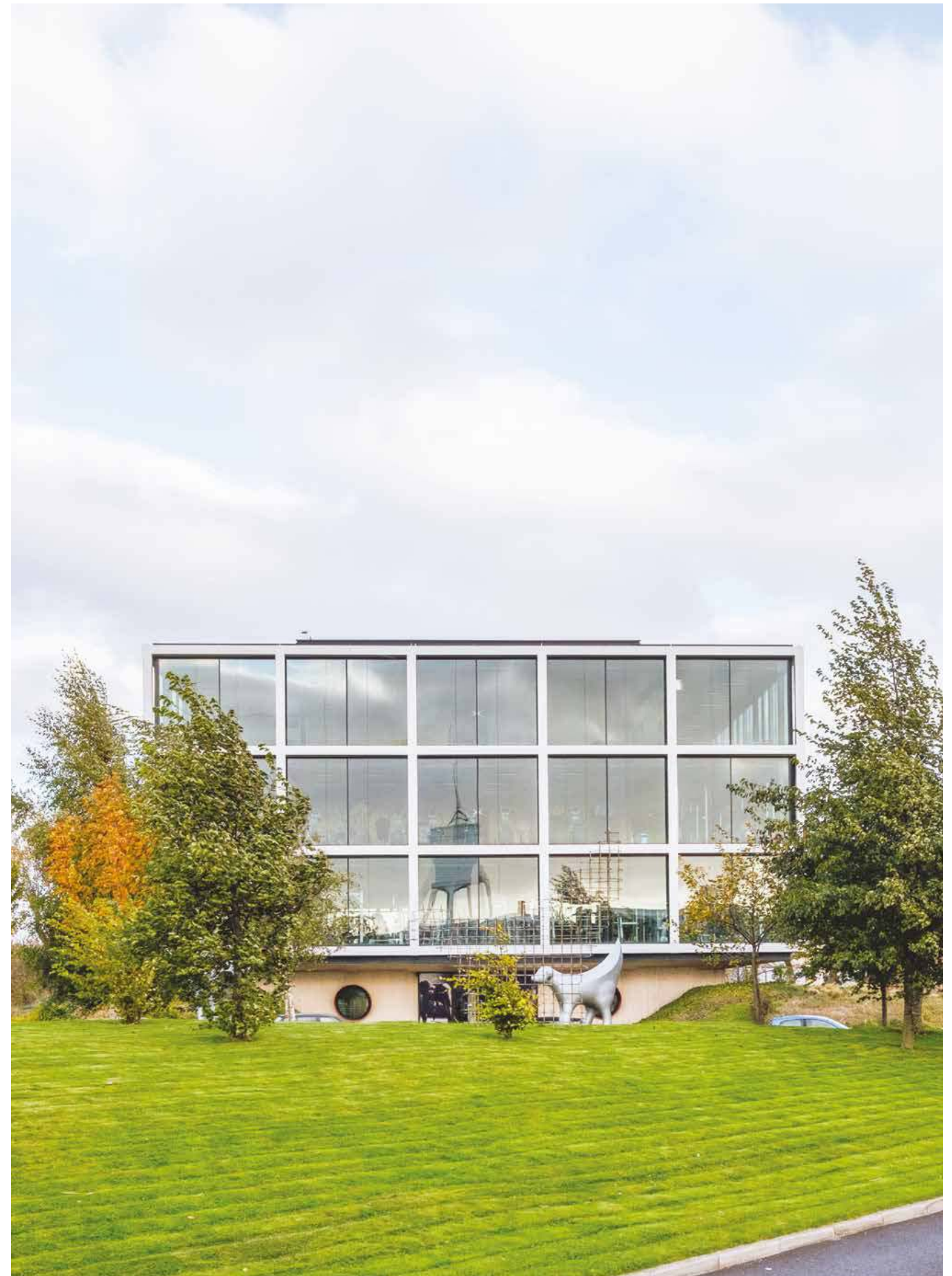
Toilets



Accessible toilet



Showers



Matchbox















# Matchworks

# One



# Matchworks One

2,250—89,094 sq ft

## Matchworks District

Architects: shedkm

- RIBA Award
- Civic Trust Award



Packed with art deco features and a whole lotta history, Matchworks One was Bryant & May's original match factory. You can't miss its iconic water tower — the striking feature makes it a landmark building not only on the estate, but also in the South Liverpool area. Another standout aesthetic are the series of steel 'drums' created at the rear of the building. Cleverly housing services, they allow occupiers to maximise their space and reap the benefits of efficient, open plan floorplates.

We collaborated with architects shedkm back in 2001 to sensitively restore the Grade II\* listed structure, celebrating the best of its heritage whilst injecting thoughtful, contemporary design features.

We've won a few awards for the successful contrast of new and old design too; judges awarding us a RIBA accolade noted; "the clear geometry of the interventions gives them a self-sufficient quality, reminiscent of the hard minimalism of 1960s artists like Judd, Morris & Andre."

The result? Flexible workspace for a whole host of businesses; from start-ups to large PLCs.

### Facilities



Dedicated entrance



Dedicated parking



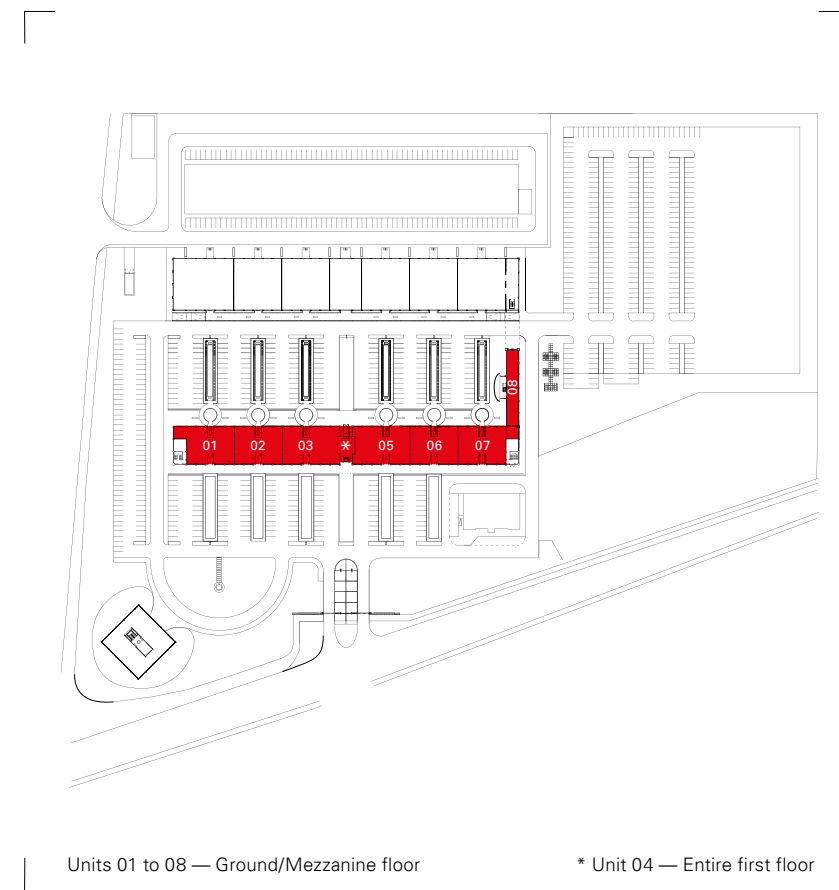
Toilets



Accessible toilet



Mezzanine



Matchworks One













Matchworks One, 1998



Matchworks One, 2018





PLB Ltd — Matchworks One

## Matchworks One PLB Ltd Case Study

[www.plbltd.co.uk](http://www.plbltd.co.uk)

→ PLB is a General Building Contractor based in Matchworks. They have been serving Social Housing Clients across the North West since 1996 offering a variety of services from Repairs and Maintenance through to Developments. Gerard McEvoy, Operations Director at PLB Ltd, tells us more about what it is like at Matchworks.

**US:** What made you choose Matchworks?

**GM:** PLB has grown significantly as a business in recent years and we required a new premises to accommodate this. We wished to keep our local presence in South Liverpool to be accessible to our clients and the operations we continue to conduct from our own premises in Venture Point, Speke and the Matchworks is a well-known, recognisable location in the area. It also provided the space and amenities that supported our vision for the business, the changes we were undertaking and is a flexible enough space to adapt with us as we continue to evolve.

**US:** What do you like most about working at Matchworks?

**GM:** Matchworks is a welcoming, professional establishment facility that facilitates our company image and operations well for both us and our clients. Our employees also enjoy working in Matchworks because of its great location as it is accessible to services such as the retail park and gyms that they can enjoy on their lunchtimes. The diversity of the companies in the space is also a positive as we can not only expand the reach of our business but also support the growth of smaller local businesses such as Street Coffee Co/Rebel Fitness etc.

**US:** What do you think about Urban Splash?

**GM:** Urban Splash are a responsive landlord who have accommodated our vision for our business and provided a great workspace. We also appreciate the monthly updates regarding waste management and recycling activity as here at PLB we are advocates of recycling and employ a multitude of initiatives to reducing our environmental impact. Having a responsible landlord who upholds the same values is in-line with the ethics/ethos of our business.



Matchworks One



# Matchworks Two



# Matchworks Two

973—38,223 sq ft  
Matchworks District

Architects: shedkm

🏆 RIBA Award

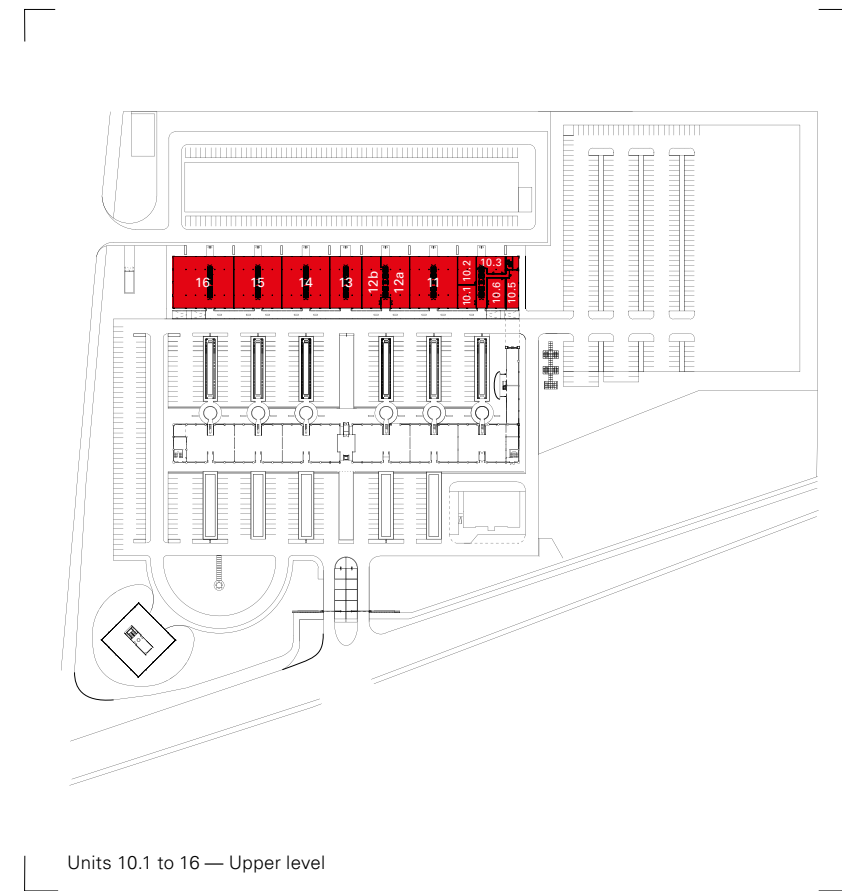
🏆 Civic Trust Award



Standing adjacent to Matchworks One, Matchworks Two offers more great, award-winning workspaces for businesses.

The building was originally a storage warehouse for Bryant & May, but now — in keeping with the first building — it's been transformed. Its original features have been embraced, while the new design features benefit businesses operating there.

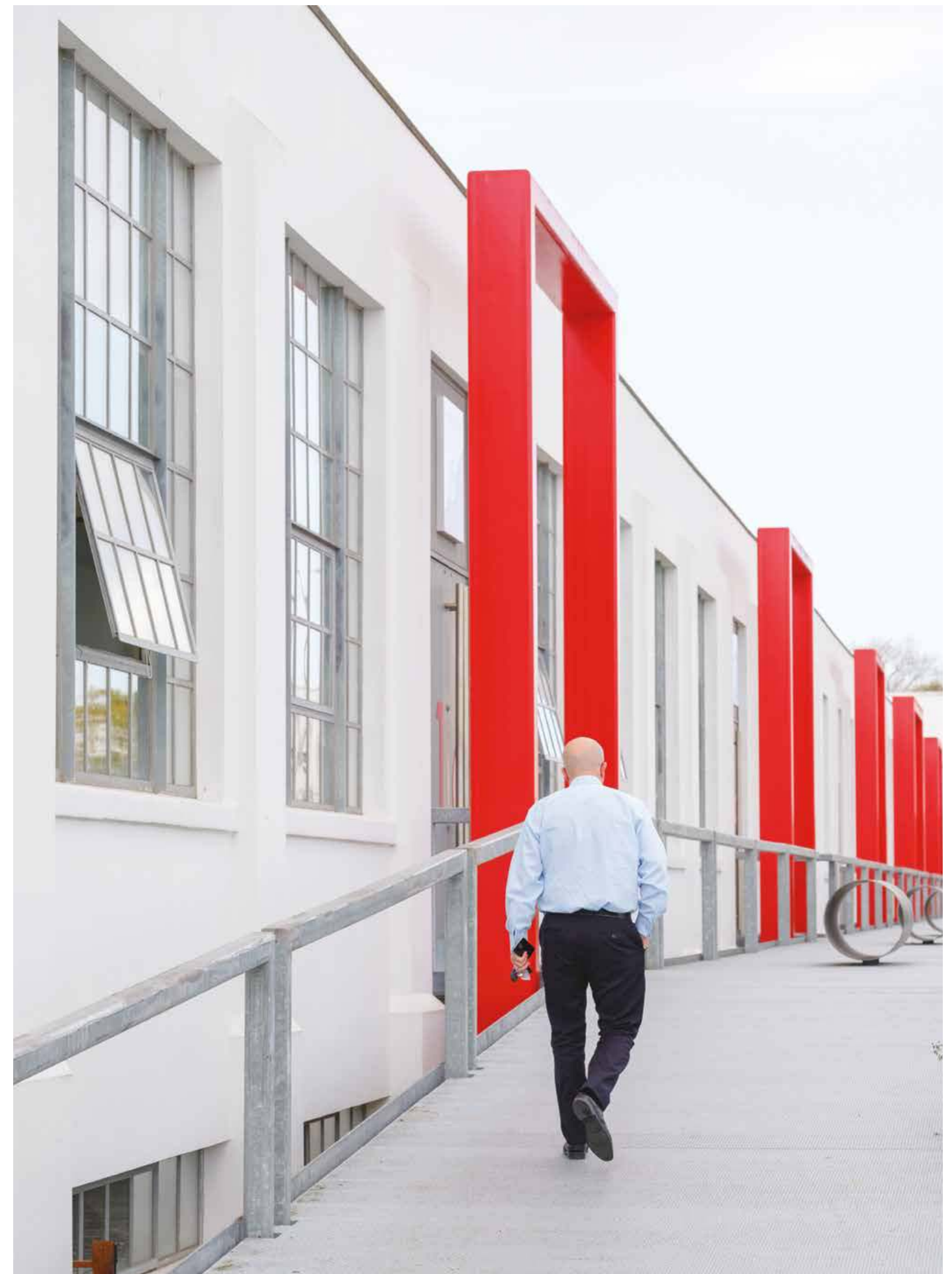
It's a space which has been celebrated locally and beyond; the 'Liverpool: Shaping the City' publication says the spaces here: "illustrate how clusters of commercial units in out-of-town areas need not resemble soulless business parks devoid of character and quality."



### Facilities

-   
 Dedicated entrance
-   
 Parking
-   
 Toilets
-   
 Accessible toilet
-   
 Showers\*
-   
 Individual kitchens\*
-   
 High ceilings
-   
 Raised access floor

\*Except in split units



Matchworks Two

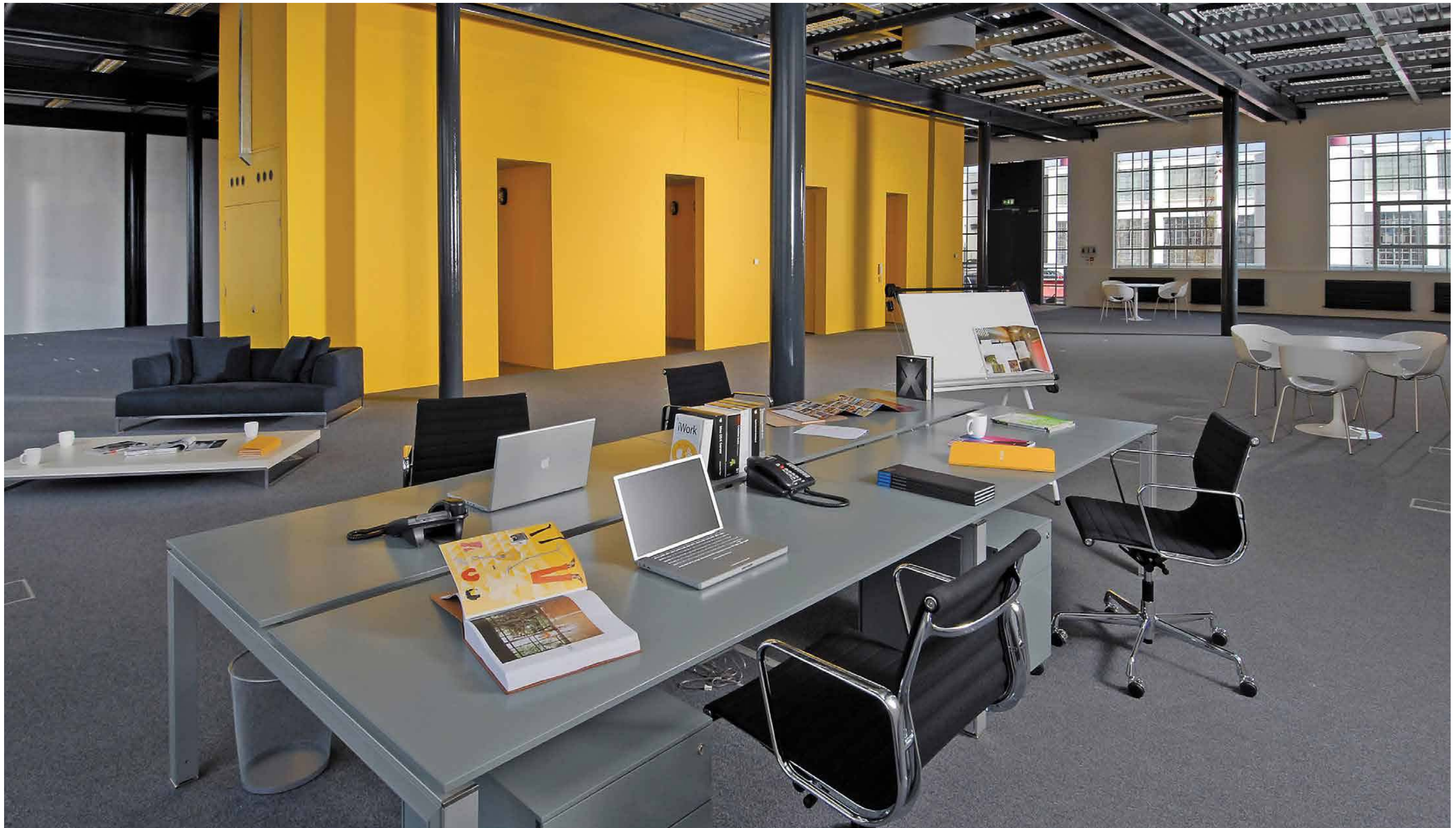




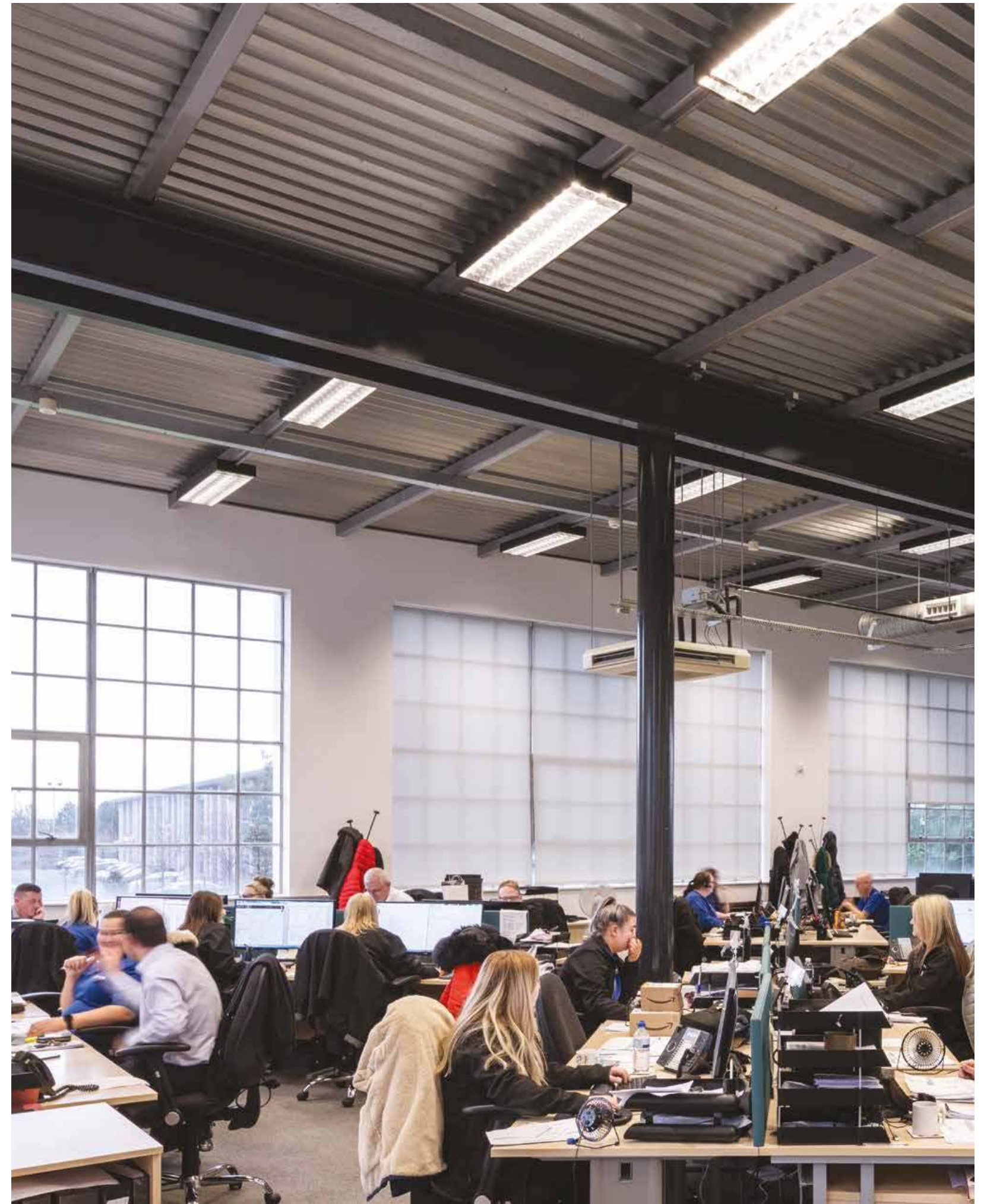




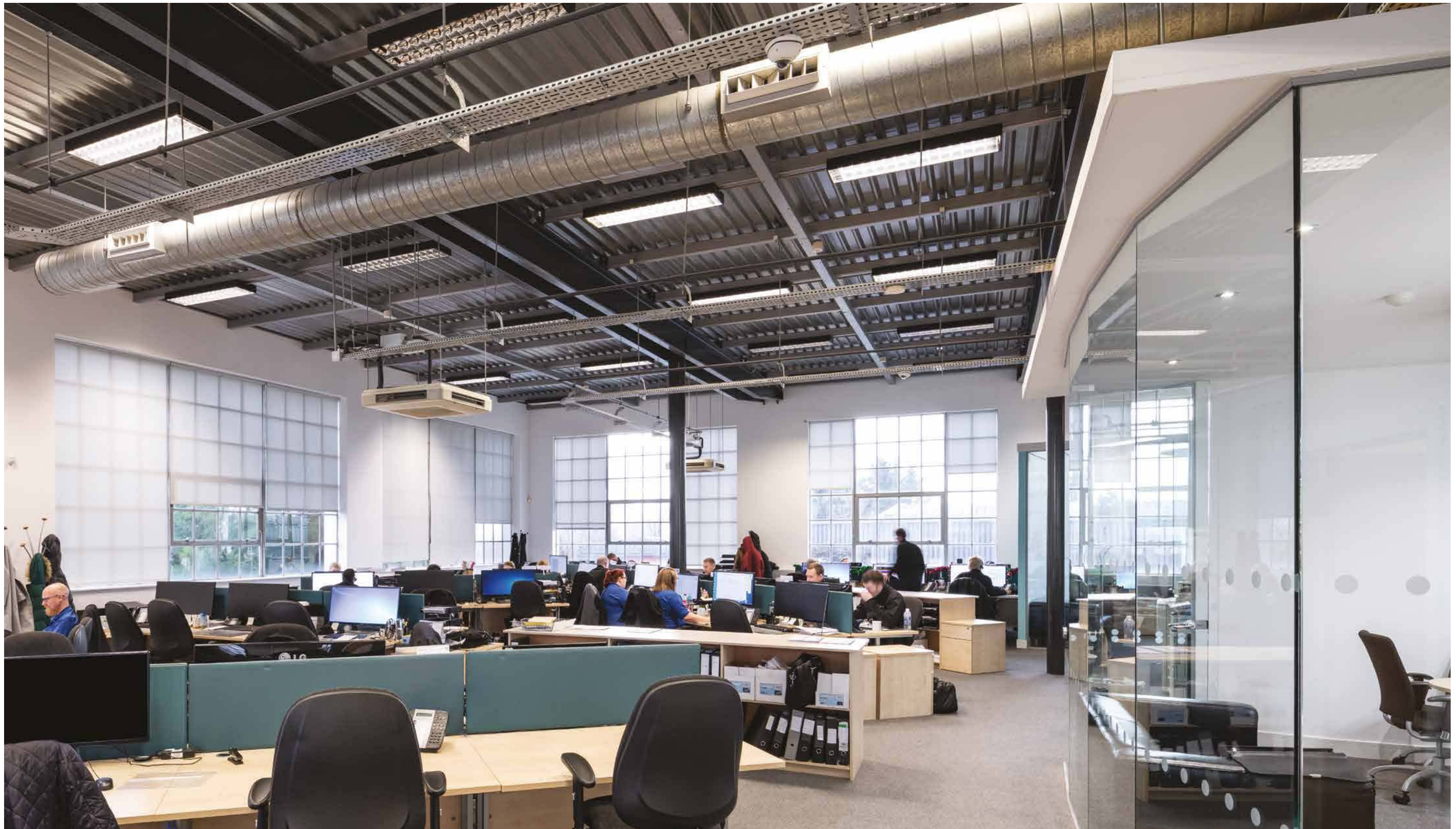




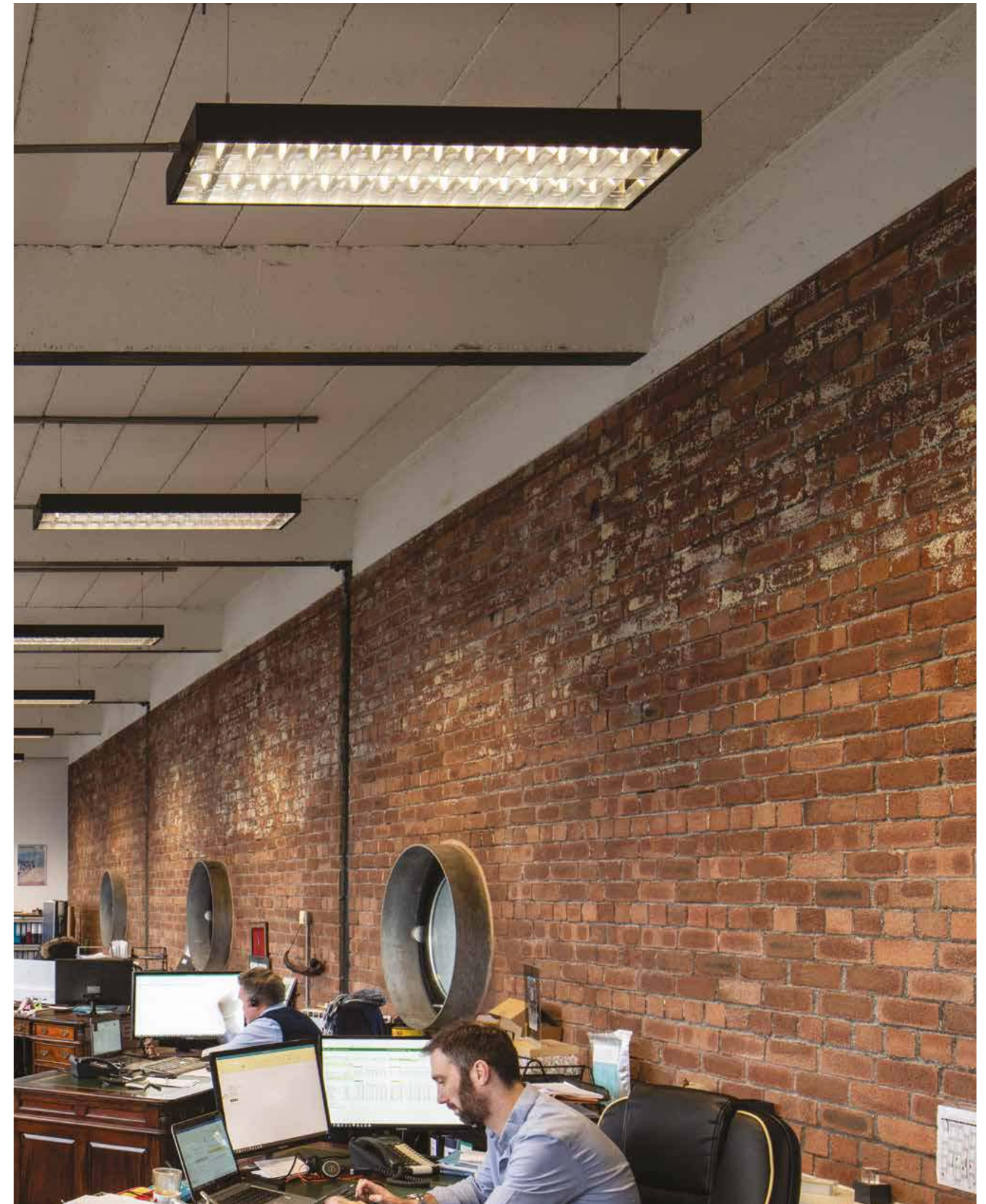














# Matchworks Two

## Ventus Medical

### Case Study

[www.ventusmedical.com](http://www.ventusmedical.com)

→ Ventus Medical is a technological company, specialising in developing the next generation of innovative nicotine inhalation products. An agile and powerfully ambitious company, their need for space has grown rapidly over the last 3 years. Here, David Lawson, the founder, tells us how the flexibility of Matchworks along with constant support from the estate team has helped them do just that.

**US:** What made you choose Matchworks for your workspace?

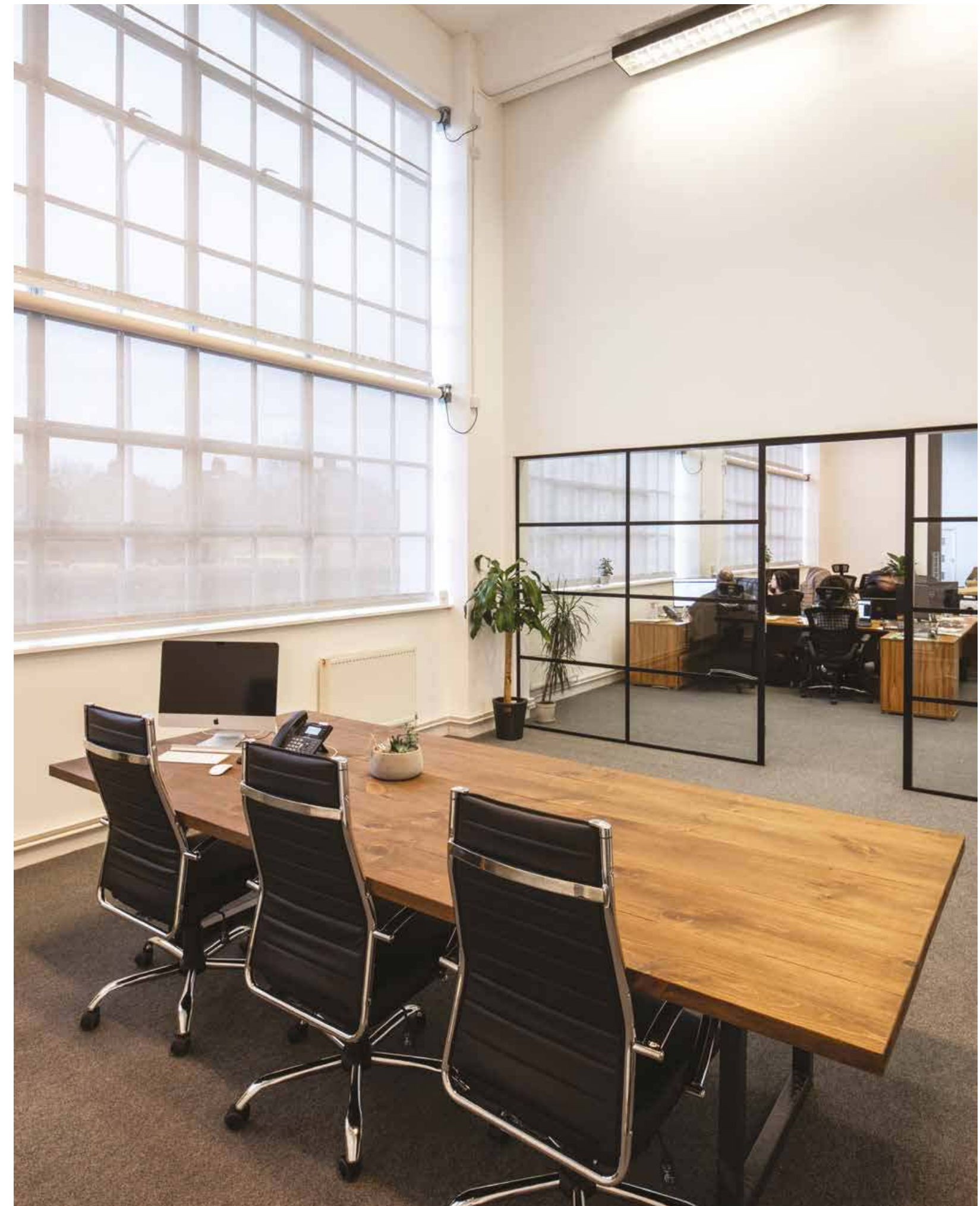
**DL:** Having lived and worked in Urban Splash developments in the past, the quality and flexibility they offer made it an obvious choice. As we are developing medicines for quitting smoking, there is a certain irony that Matchworks brings to Ventus Medical. The iconic architecture of the building lends itself to a welcoming and eye-catching welcome for visitors and the greenery and environmental consciousness of the estate resonate with us as a business making Matchworks the perfect fit for our growing company.

**US:** What do you like most about working at Matchworks?

**DL:** As a business; the choice the estate has to offer — from where we started in a small unit up to where we are today, in a two-storey self contained unit. I cannot think of anywhere else we could have grown so easily and effortlessly. The estate team have been fantastic in their help and support with us as a business. As an employee; it has to be the amenities; from the local coffee vendor, to the onsite 24hr gym, to the brightly coloured ping-pong tables in the summer — we are lucky to have the pleasure of working here.

**US:** What do you think of Urban Splash?

**DL:** Urban Splash's mantra of simplified contracts and ease of doing business have really helped us grow as a business. We have moved from different units across the estate over the past three years with ease, and our vision for the future of the business would not be the same had it not been for the options that Urban Splash have offered us in Matchworks.





# Matchworks Studios



# Matchworks Studios

2,623—36,450 sq ft

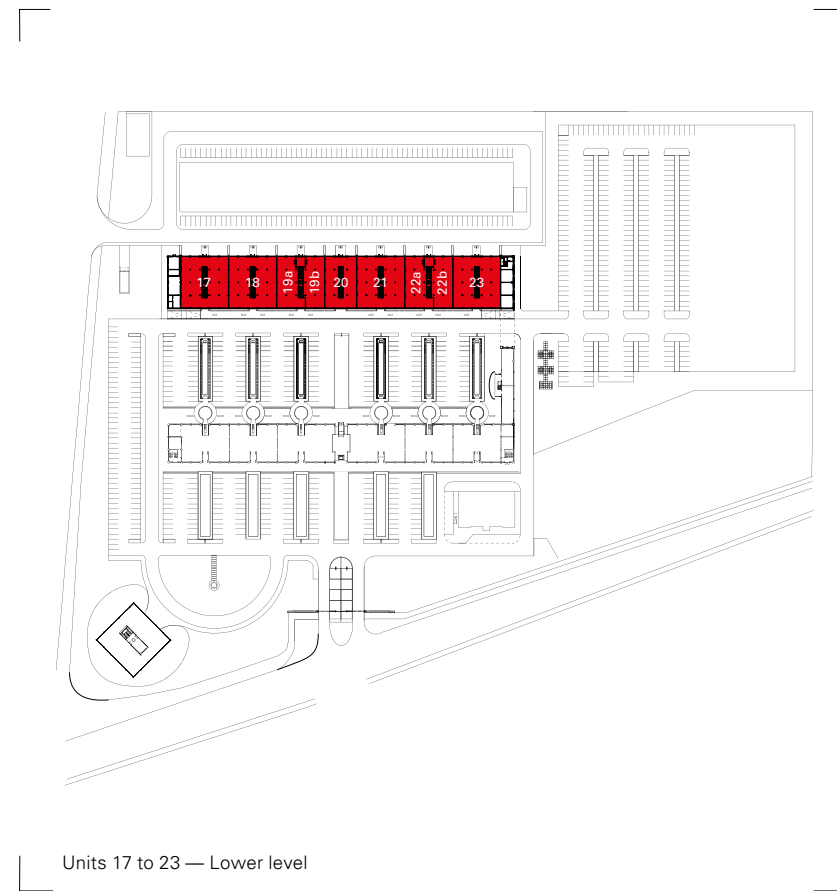
## Matchworks District



The studios are diverse spaces suitable for a variety of uses – already occupied by the likes of Robbie Hughes’ Dental Excellence and Beautiful Brows.

Vast spaces can be customised for makers, light industrial storage units, tech and beauty suppliers — you’d be hard pushed to find a business that couldn’t use the studios.

There’s the added bonus of ‘shop fronts’ too, with roller shutters and exteriors to make your own.



Units 17 to 23 — Lower level

### Facilities



Dedicated entrance



Parking



Toilets



Showers \*



Individual kitchens



Loading area



Roller shutter \*\*

\* Except in split units \*\* Can be installed if required

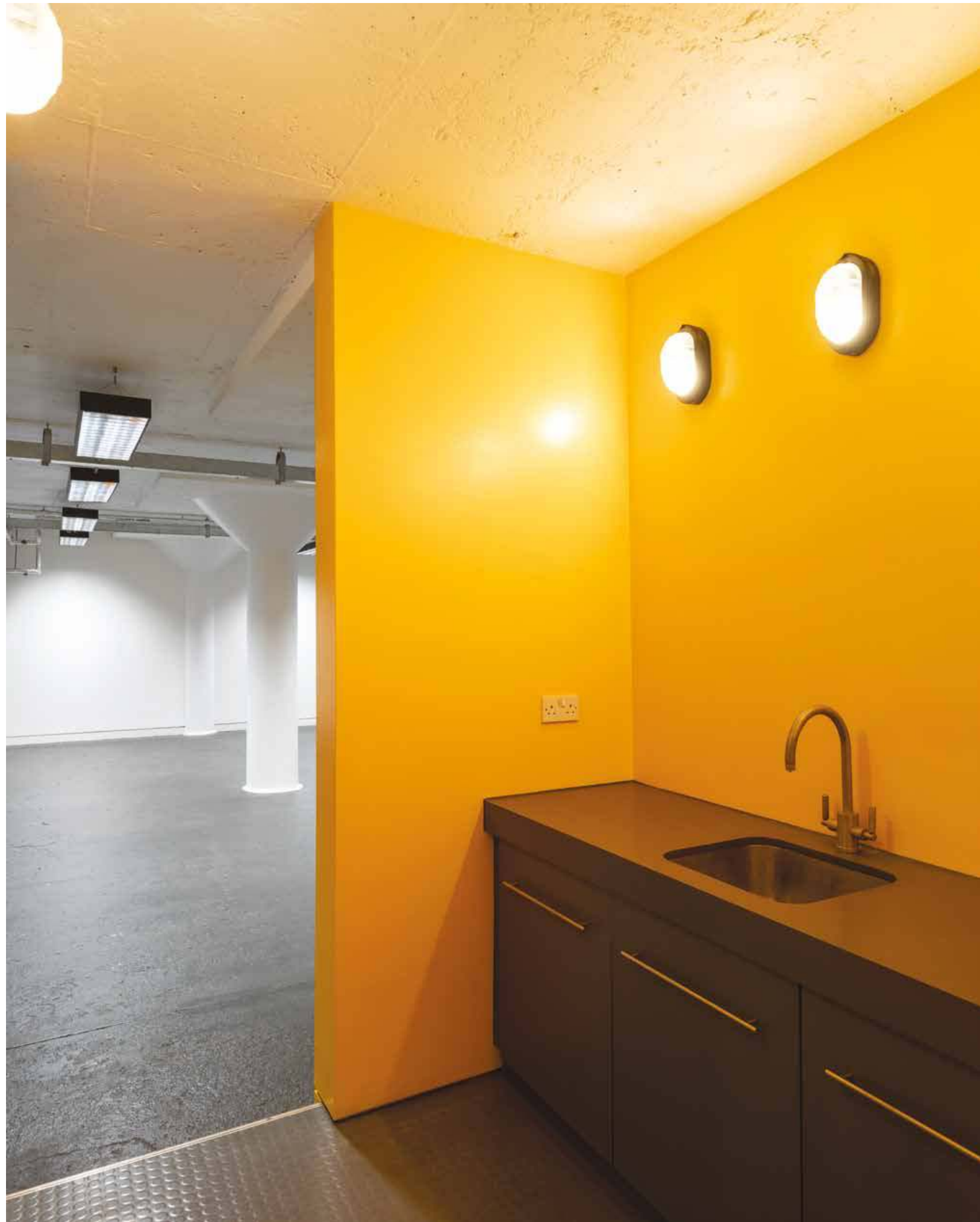


Matchworks Studios















# Match Factory



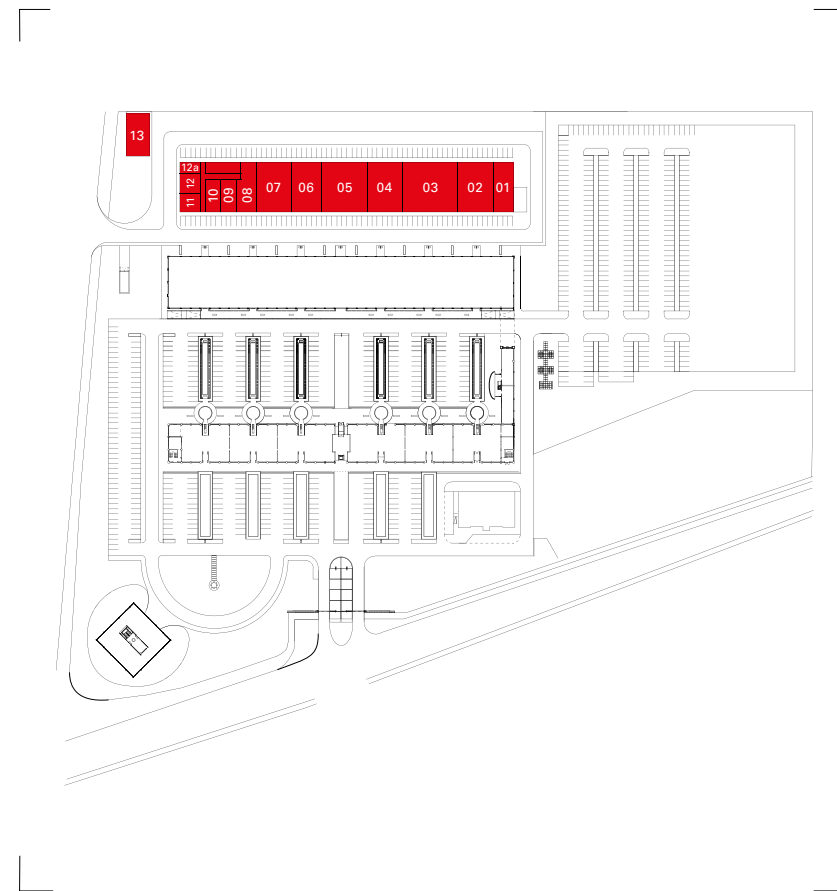
# Match Factory

253—41,339 sq ft  
Matchworks District



The second building to be converted in the Matchworks district is called Match Factory. This former warehouse building stored the millions of matches produced in Matchworks next door.

It has been converted to provide a variety of workshop, studio and light industrial space.



## Facilities



Dedicated entrance



Parking



Toilets \*



Loading area



Roller shutter \*\*

\* Some shared \*\* Can be installed if required in some units



Match Factory







# Mersey House



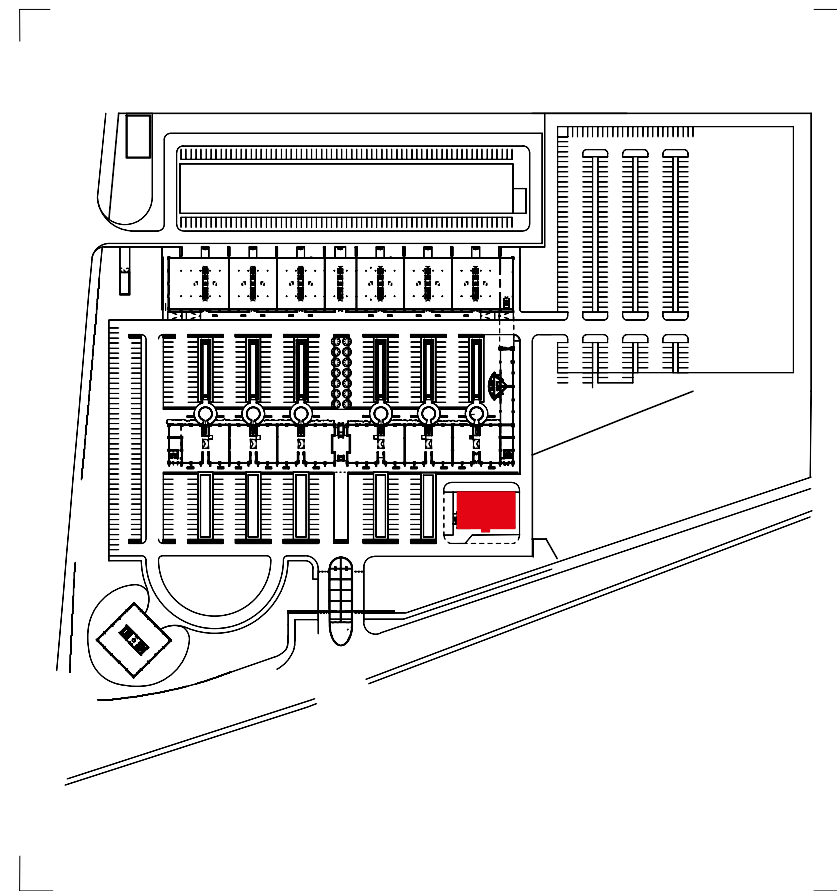
# Mersey House

119—885 sq ft  
Matchworks District



Built in 1918, this Grade II\* listed Georgian style building was originally used as a headquarters to house the management of the Bryant & May match factory next door. Its traditional architecture with high ceilings, feature fireplaces and ornate covings is a striking contrast to the contemporary conversion of Matchworks and Matchbox.

At 6,044 sq ft it provides two floors of flexible office spaces starting from just 119 sq ft, with communal meeting facilities and parking.



## Facilities



Parking



Communal toilets



Accessible toilet



Communal kitchens



Meeting room



Mersey House









“Splash leads, you lot follow.”

Tom Dyckhoff,  
The Guardian



It's all  
about...

You.

We've always believed that treating tenants as customers is how you win loyalty and build communities. That's why we put as much effort into looking after customers as we do into creating award-winning buildings.



We cut out complexity and jargon. We adapt workspaces and leases to work for you. We love watching small businesses succeed and love helping large PLCs find workplaces that reflect their character and ambition. We also take pride in building relationships over the years.

We make  
things  
easy.



We hope you'll join US,  
like all these lovely people did...

24/7 Fitness Actaeon Solutions Amanda Wright Recruitment Ltd Amey  
Beautiful Brows BE Financial Services Climbing Hangar Dental Excellence  
Derma Plane UK Douglas White Ltd Driving Edge Ltd Drivers2Go Eagle  
Properties NW Ltd Fox Computer Solutions Global Beauty Green Circle  
Estates JD Plastics Koreesa Ltd Mirada Connect Ltd MM Framing  
Nicholas Van Hire North West Air Ambulance Penny Lane Builders  
Poppies Project Paradise R.C.T. Rhodes Brook Financial Managements  
Ltd Samform Builders Olam Coffee Sure Maintenance Speke Garston  
Mini Bus The Bookyard Ltd Kurious t/a The Jersey Company We  
Are Web Yellow Video Production Yoma Limited (amongst others)



1



#### Hands on team

We'll get to know you, your staff and your business. You'll have a dedicated Urban Splash point of contact so you never have to go round the houses to connect with us.

2



#### Flexible leasing

We offer flexible leases from one month to 25 years and everything in between to suit you and the needs of your business.

3



#### We manage our buildings

We own and manage our own buildings, they mean a lot to us so we keep them in great condition.

4



#### Zero legal jargon

We keep it simple with no over the top legal speak, so you won't need a solicitor unless you want one.

5



#### Move in next day

Need space fast? With our in-house short form lease we can make that happen within 24 hours.

6



#### Affordable rents

Fair, affordable and transparent. We'll never hide fees in the dreaded small print.





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# Matchworks has been regenerated by Urban Splash.

All the property and regeneration companies in the Urban Splash family share the same brave attitude and passion for leaving a positive mark on the world.

Find out more at —  
[urbansplash.co.uk/family](http://urbansplash.co.uk/family)



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