

urbansplash

# Tea Factory Ropewalks Liverpool



**Office space  
to let**  
**879 sq ft - 9,973 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).

**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners  
**0151 227 3400**  
[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

**0333 666 0000**  
[commercial@urbansplash.co.uk](mailto:commercial@urbansplash.co.uk)  
[www.urbansplash.co.uk/tea-factory](http://www.urbansplash.co.uk/tea-factory)



Tea Factory exterior



Tea Factory unit



Typical Tea Factory unit

# Tea Factory Fleet Street Ropewalks Liverpool L1

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](#)



Tea Factory interior



Typical Tea Factory unit



Tea Factory interior

## 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

## 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>102,103</b>	8,033	746
<b>104</b>	2,976	276
<b>Second floor</b>		
<b>202</b>	3,583	333
<b>204</b>	2,974	276
<b>211</b>	1,194	111
<b>212</b>	2,324	216
<b>213</b>	879	82
<b>223</b>	1,238	115
<b>Third floor</b>		
<b>301</b>	6,660	619
<b>302</b>	3,536	328
<b>303</b>	4,555	423

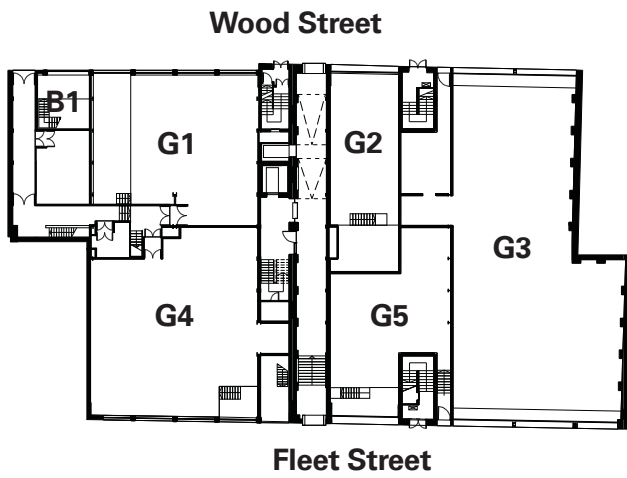
### Existing tenants include:

RIBA, MYO Group Ltd, Igloo, Revolution, Simpson Direct Ltd, Cass Associates Architects, River Media Ltd & Liverpool Primary Care Trust.

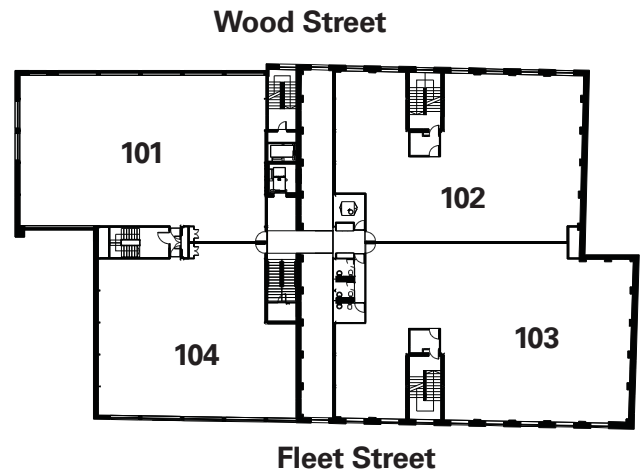
# Floor plans



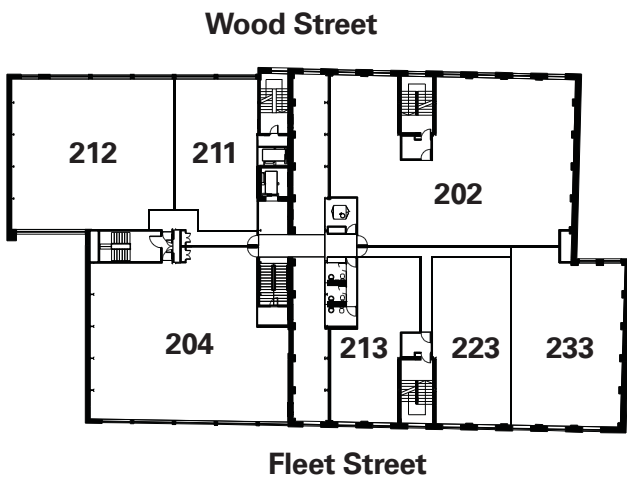
## Ground floor



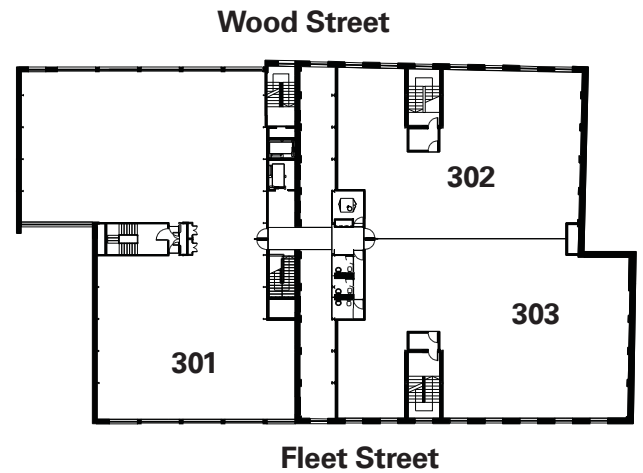
## First floor



## Second floor



## Third floor



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<b>TEA FACTORY, WOOD STREET</b>			
<b>SUITE</b>	<b>SIZE (sq ft)</b>	<b>RENT (pcm)</b>	<b>RENT (per annum)</b>
202	3,583	£2,986	£35,830
204	2,974	£2,478	£29,740
211	1,194	£995	£11,940
212	2,324	£1,937	£23,240
213	879	£733	£8,790
233	1,765	£1,470	£17,650

- Available on a new lease, term to be agreed
- 1 break option – entirely up to tenant but must be specified at the outset
- 6 months written notice required for exercising the break and 6 month rent penalty
- 1 month rent deposit

Service charge of £3.90 per sq ft, increasing annually (December) in line with RPI



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