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# Vanilla Factory Ropewalks Liverpool



**Office / retail / leisure  
to let**  
**283 sq ft - 7,913 sq ft**

Vanilla Factory is an eclectic mix of stunning Victorian design and 21st Century architecture. Set within the lively area of Ropewalks at

the heart of Liverpool city centre, Vanilla factory is home to an array of design led and creative businesses.



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Interior of Vanilla Factory



Typical office unit in Vanilla Factory



Interior of Vanilla Factory



Ropewalks

# Vanilla Factory

## 39 Fleet Street

### Liverpool

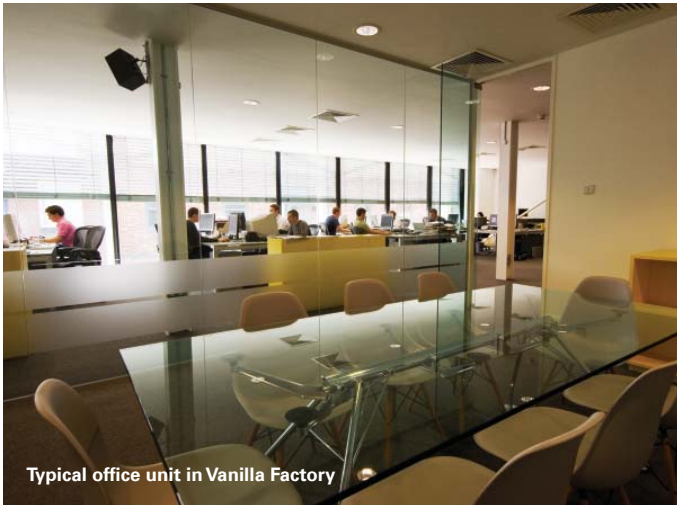
#### L1 4AR

The birth of Vanilla Factory came from the amalgamation of three existing buildings and a new build section which is fronted by the striking new fully glazed façade. With a mix of office and ground floor retail and leisure space, and units varying from 283 sq ft and up to 7,913 sq ft, Vanilla Factory has something to offer every business.

## Location

Vanilla Factory is another exciting addition to the growing creative and cultural quarter of Liverpool dominated by the Ropewalks regeneration area, which includes the flagship Urban Splash mixed use development, Tea Factory, the successful FACT centre and the nearby Concert Square.

» [Click here to see location map](#)



Typical office unit in Vanilla Factory



Typical retail/leisure unit in Vanilla Factory



Typical office unit in Vanilla Factory

# Specification

## Finishes, fixtures and fittings

- Modern double height reception area
- Open plan offices
- Feature electric external louvre system on new build façade
- Mechanical heating and ventilation to new build
- Storage heating to refurbished offices
- LG3 lighting

## Services

- Secure door entry system
- On site Building Manager

## Common areas

- Self-contained unit or shared kitchen and WCs

# Floor areas

| Unit number         | Area (Sq ft) | Area (Sq m) |
|---------------------|--------------|-------------|
| <b>Ground floor</b> |              |             |
| G1                  | 867          | 80          |
| G2                  | 959          | 89          |
| G + basement bar    | 5,067        | 471         |
| G + first floor bar | 7,913        | 735         |
| Ground floor bar    | 6,491        | 603         |

| <b>First floor</b> |       |     |
|--------------------|-------|-----|
| 100                | 2,519 | 234 |

| <b>Second floor</b> |       |     |
|---------------------|-------|-----|
| 200                 | 2,637 | 245 |
| 201                 | 1,255 | 117 |
| 202                 | 1,507 | 140 |
| 203                 | 1,345 | 125 |
| 204                 | 1,414 | 131 |
| 205                 | 805   | 74  |
| 206                 | 385   | 38  |
| 207                 | 484   | 45  |
| 208                 | 1,289 | 120 |
| 209                 | 880   | 82  |
| 210                 | 283   | 26  |
| 211                 | 377   | 35  |
| 212                 | 301   | 28  |
| 213/214             | 461   | 43  |

| Unit number        | Area (Sq ft) | Area (Sq m) |
|--------------------|--------------|-------------|
| <b>Third floor</b> |              |             |
| 300                | 2,637        | 245         |
| 301                | 1,130        | 105         |
| 302                | 1,507        | 140         |
| 303                | 1,346        | 125         |
| 304                | 1,421        | 132         |
| 305                | 1,464        | 136         |
| 306                | 841          | 78          |
| 307                | 474          | 44          |
| 308                | 377          | 35          |
| 309                | 289          | 27          |
| 310                | 355          | 33          |
| 311                | 204          | 19          |

| <b>Fourth floor</b> |       |     |
|---------------------|-------|-----|
| 400                 | 1,163 | 108 |

## 52-56 Wood Street

| Unit number         | Area (Sq ft) | Area (Sq m) |
|---------------------|--------------|-------------|
| <b>First floor</b>  |              |             |
| 1,400               | 130          |             |
| <b>Second floor</b> |              |             |
| 1,367               | 127          |             |
| <b>Third floor</b>  |              |             |
| 1,550               | 144          |             |

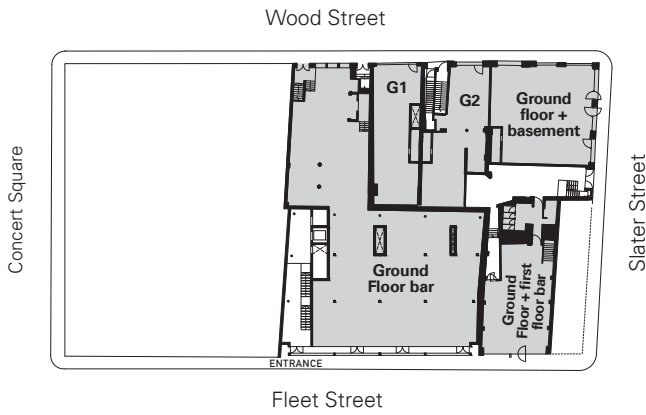
NB: Whilst 52- 56 Wood Street forms part of the Vanilla Factory it is accessed via a separate entrance.

### Existing tenants include:

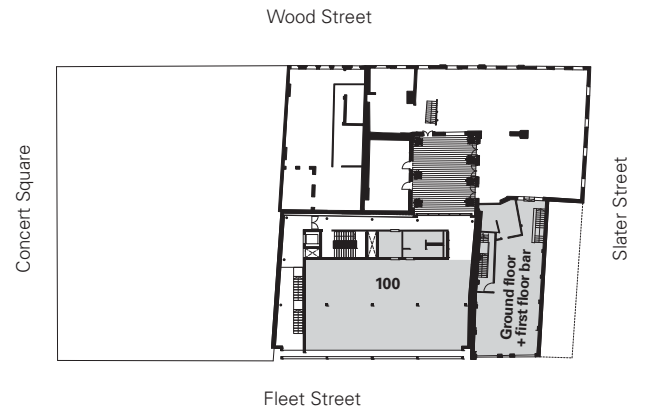
Baa Baa Ltd, Urban Splash Group Ltd, Uniform Communications Ltd, Bolland & Lowe, Studio 3 Architects Ltd, Body Project Ltd, Medication Ltd, Design Liverpool Ltd, Andrew Collinge, Taylor Young, Hobs Reprographics, CM2 Creative Ltd, R & J Guinan, Modero Ltd, Michael Cunningham Architects Ltd, Crisis UK, Red Kitchen, Zoo Leisure Ltd

# Floor plans

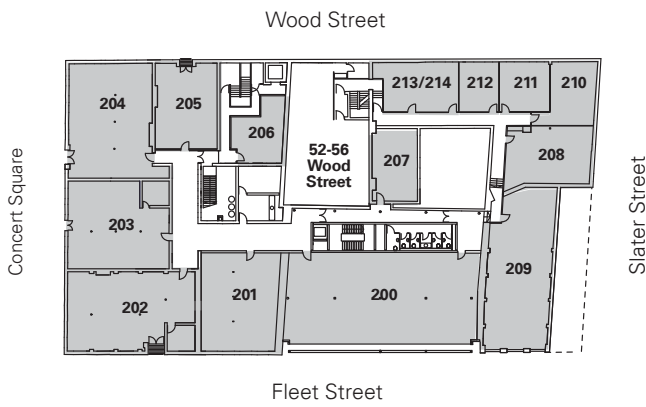
## Ground floor



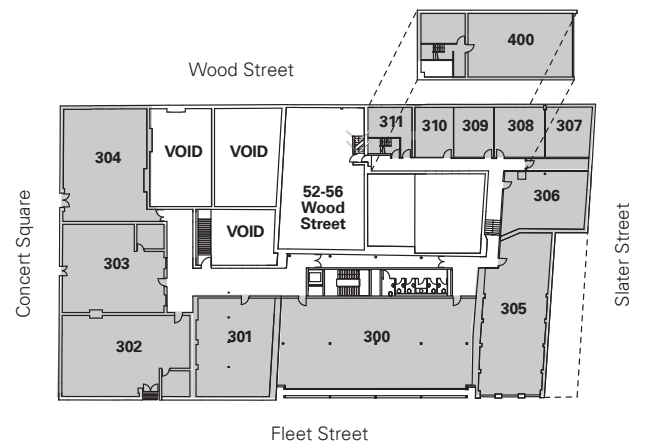
## First floor



## Second floor



## Third/fourth floor



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| <b>VANILLA FACTORY, FLEET STREET</b> |                         |                       |                             |
|--------------------------------------|-------------------------|-----------------------|-----------------------------|
| <b>SUITE</b>                         | <b>SIZE<br/>(sq ft)</b> | <b>RENT<br/>(pcm)</b> | <b>RENT<br/>(per annum)</b> |
| 100                                  | 2,519                   | £2,728                | £32,747                     |
| 204                                  | 1,414                   | £1,296                | £15,554                     |
| 205                                  | 805                     | Under offer           | Under offer                 |
| 209                                  | 880                     | £1,120                | £9,680                      |
| 301                                  | 1,130                   | £1,035                | £12,430                     |
| 302                                  | 1,507                   | £1,381                | £16,577                     |
| 303                                  | 1,346                   | £1,850                | £14,806                     |
| 304                                  | 1,421                   | £1,954                | £15,631                     |
| 400                                  | 1,040                   | £953                  | £11,440                     |

- Available on 6-year short form lease  
(4 pages, plain English – 1 page of guidance/explanatory notes)
- 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
- Smaller units available on 12-month licence with 4 weeks notice to quit
- 20% premium on rent and service charge

Service Charge of £3.50 per sq.ft increasing annually (December) in line with RPI



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