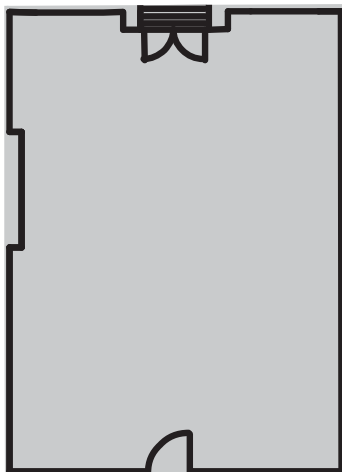


# Unit 205 Vanilla Factory - Available to let

urbansplash



A character space which looks out over Wood Street, unit 205 is situated in part of what was the original vanilla essence warehouse. It has exposed brickwork and many original features.



#### Address

Vanilla Factory  
39 Fleet Street  
Liverpool  
L1 4AR

#### Use

Office

#### Size

805 sq ft (75 sq m)

#### TO RENT

**£1,107 pcm**  
**£13,283 pa**

#### Notes

- Service charge included in rent
- Insurance included in rent
- Short form lease or licenses available

#### Contact

Lynn Haime

#### Telephone

0333 666 0000

#### Email

lynnhaime@urbansplash.co.uk

#### Agent

Hitchcock Wright & Partners  
(Neil Kirkham)

#### Telephone

0151 227 3400

#### Email

neilkirkham@hwandp.co.uk

**0333 666 0000**  
**commercial@urbansplash.co.uk**  
**www.urbansplash.co.uk/vanilla-factory**

DISCLAIMER: Urban Splash and Agents acting on their behalf give notice that:  
1. These particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, 2. No person in the employment of Urban Splash or their Agents has any authority to make or give any representation or warranty in relation to this property, 3. Unless otherwise stated all prices and rents are quoted exclusive of VAT, 4. Date of publication January 2009