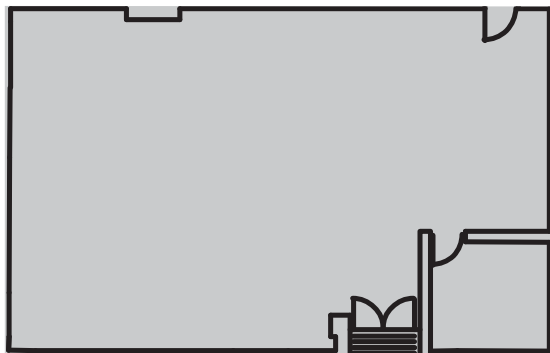


# Unit 302 Vanilla Factory - Available to let

urbansplash



Typical unit in Vanilla Factory



#### Address

Vanilla Factory  
39 Fleet Street  
Liverpool  
L1 4AR

#### Use Size

Office  
1,507 sq ft (140 sq m)

#### TO RENT

**£1,633 pcm**  
**£19,591 pa**

#### Notes

- Service charge £5,274.50 pa
- Insurance included in rent
- Short form lease or licenses available

#### Contact Telephone Email

Lynn Haime  
0333 666 0000  
lynnhaime@urbansplash.co.uk

#### Agent

Hitchcock Wright & Partners  
(Neil Kirkham)

#### Telephone Email

0151 227 3400  
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 July 2010