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Tea Factory Ropewalks Liverpool



**Office space
to let**
879 sq ft – 15,500 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).



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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



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

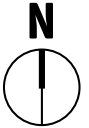
Floor areas

Unit number	Area (Sq ft)	Area (Sq m)
Ground floor		
G1	2,297	213
G2	1,600	147
G3 + G5	7,025	652
G4	9,973	926
First floor		
101	3,736	347
102,103	8,033	746
104	2,976	276
Second floor		
202	3,583	333
204	2,974	276
211	1,194	111
212	2,324	216
213	879	82
223	1,238	115
233	1,765	164
Third floor		
301	6,660	619
302	3,536	328
303	4,555	423

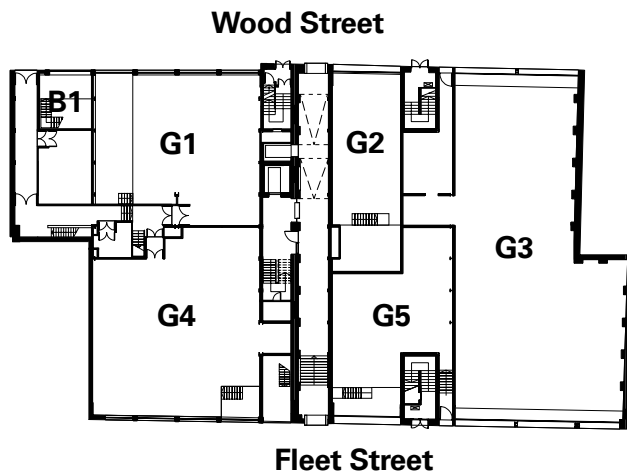
Existing tenants include:

RIBA, Igloo, Revolution, Simpson Direct Ltd, Cass Associates Architects, Urban Splash & Exposure Studios

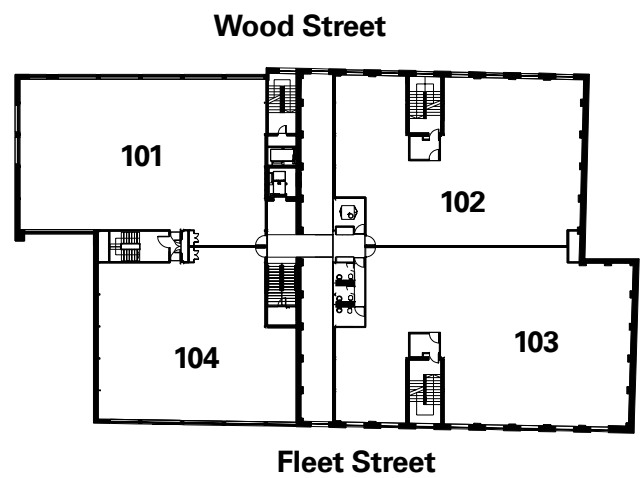
Floor plans



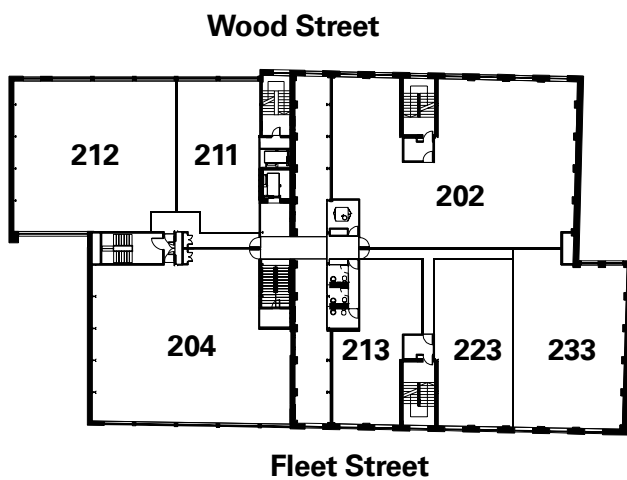
Ground floor



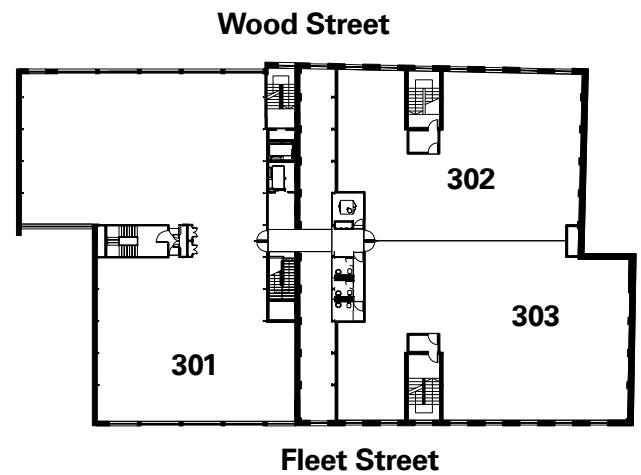
First floor



Second floor



Third floor



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TEA FACTORY, WOOD STREET			
SUITE	SIZE (sq ft)	RENT (pcm)	RENT (per annum)
102	3,545	£2,070	£24,815
202	3,583	£2,090	£25,080
204	2,974	£1,735	£20,818
212	2,324	£1,350	£16,270
223	1,238	£725	£8,670
301	6,660	£3,890	£46,620
302-303	7,400	£4,340	£52,080



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