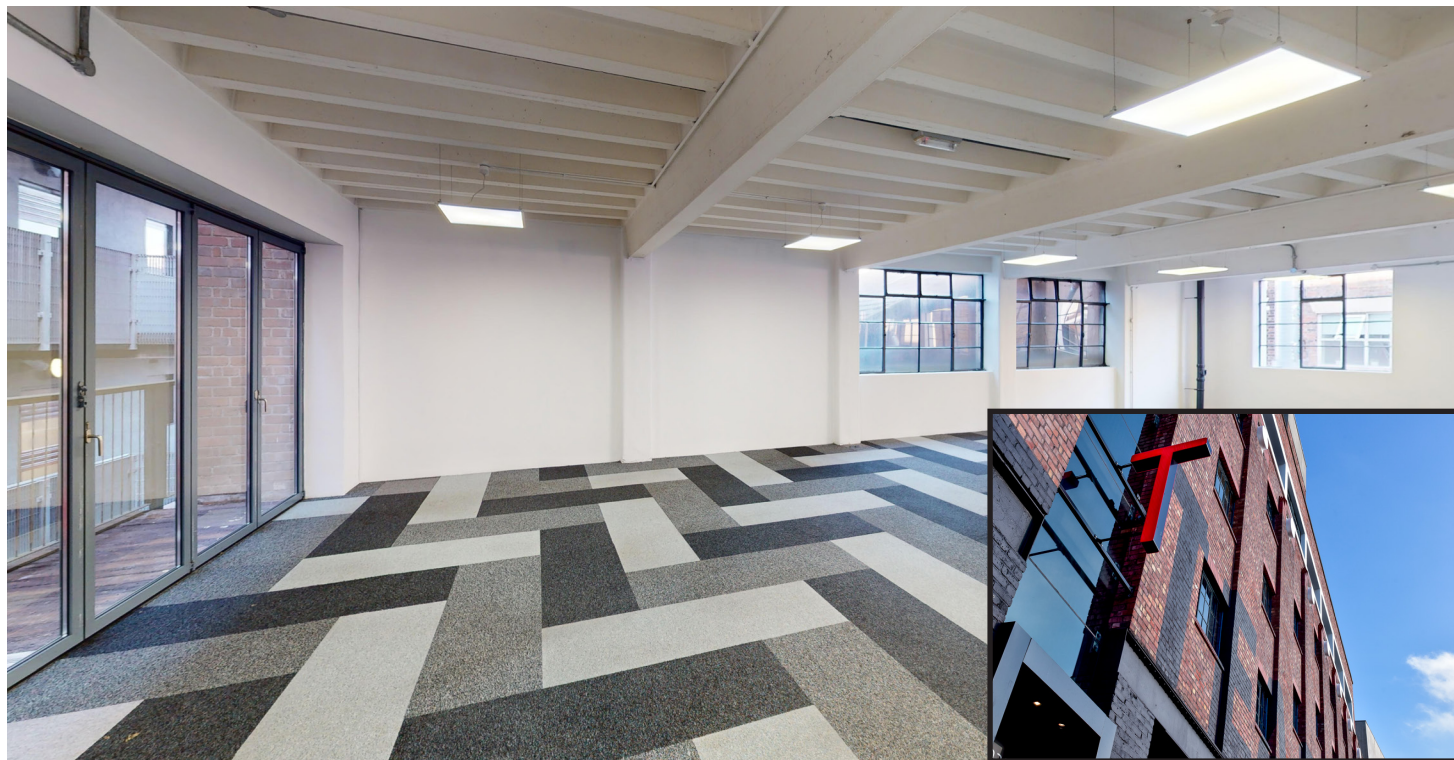


OFFICE SUITES TO LET



Tea Factory, 82 Wood Street, Liverpool L1 4DQ

DESCRIPTION

Tea Factory was an early flagship project for Urban Splash and is situated just off Bold Street in Liverpool city centre. Since its completion it has been joined by other Urban Splash schemes such as Vanilla Factory, Concert Square and St Peter's Church. Today, Ropewalks is the vibrant heart of Liverpool's independent cultural scene, full of creative businesses, art galleries, book and record shops, independent traders and cafés, fashion and entrepreneurial energy. At night, it has a buzz all of its own, with an eclectic crowd filling its streets to enjoy live music, bars, films and restaurants.

SPECIFICATION

- Feature staircase with art installation
- Four-storey atrium and gallery space
- Private meeting room with screen and Apple TV
- On-site cafe bar
- Communal kitchens and tea point
- Indoor bike rack
- Showering facilities
- Communal WC's
- Lift and staircase access
- Intercom system secure keypad and fob front door access, 24/7 access and CCTV
- LED ceiling hung lights
- Landlord able to provide office fitout from £5.00 psf

ACCOMMODATION

Suites available from 1,744 sq. ft. to 3,973 sq.ft.

TERM

Flexible lease terms to be agreed.

RENT

From £19.50 per sq.ft. including service charge and insurance.

BUSINESS RATES

Available upon request.

VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Alana Finn or Sam Pearce.

Tel. No. 0151 227 3400
E-mail: alanafinn@hwandp.co.uk
sampearce@hwandp.co.uk

Subject to Contract

Details Prepared November 2025



Tea Factory, 82 Wood Street, Liverpool L1 4DQ

