

LEISURE UNITS TO LET

Rent See Below



The Matchworks, 140 Speke Road, Liverpool L19 2RF

LOCATION AND DESCRIPTION

The Matchworks is located on Speke Road, Garston and benefits from excellent transport links to Liverpool City Centre which is just 15 minutes away. The site has easy access to the motorway network with the M57, M62 and M56 all close by. Liverpool John Lennon Airport is less than two minutes drive away.

Matchworks is a multi award-winning scheme offering some of the best designed workspace in South Liverpool. From office space, to studios and more, the spaces are versatile and suit a range of businesses. Neighbouring occupiers include The Climbing Hangar, Trident Gym, Avant Garde Dentistry, Global Beauty Products, My Yoga Liverpool and several others.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

UNIT	SQ.FT	RENT PER ANNUM	SERVICE CHARGE PER SQ.FT.	ESTATE CHARGE PER SQ.FT.
16	7,072	£84,864	£2.00	£0.82
12A	2,755	£38,750	£2.00	£0.82
12B	2,585	£41,361	£2.00	£0.82
11B	2,545	£36,630	£2.00	£0.82

TERM

A new effective full repairing and insuring lease for a term of years to be agreed.

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 Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

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alanafinn@hwapd.co.uk

Subject to Contract

Details Prepared October 2025



The Matchworks, 140 Speke Road, Liverpool L19 2RF

