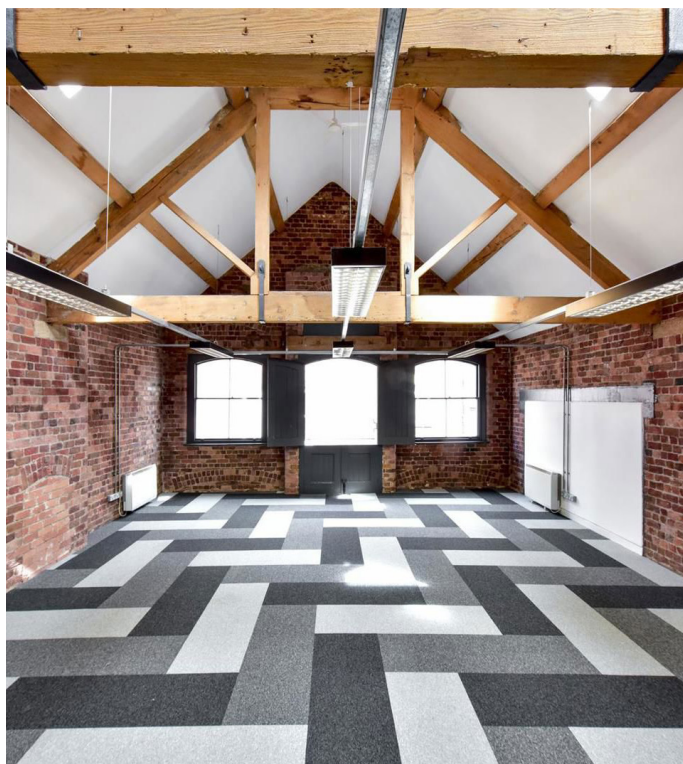


OFFICE SUITES TO LET



Vanilla Factory, 39 Fleet Street, Liverpool L1 4AR

DESCRIPTION

Vanilla Factory, a former Vanilla Store has been reinvented into a modern workspace for Liverpool's booming business community. This building has everything businesses need to grow and thrive, attract the best talent and increase well-being and productivity.

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

- Bright double height atrium with feature light installation
- Private meeting room with screen and Apple TV
- Bespoke kitchen and tea points
- Indoor bike racks and showering facilities
- Post boxes
- Lift and stair access
- Intercom system
- Secure keypad and fob front door access
- 24/7 access and CCTV
- High speed internet available
- Landlord able to provide office fitout from £5.00 psf

ACCOMMODATION

Suites vary from 200 sq.ft. up to 7,881 sq.ft.

RENT

From £18.30 plus VAT per sq.ft. including service charge and insurance.

TERM

Flexible lease terms 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 Alana Finn or Sam Pearce of Hitchcock Wright & Partners.

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

Subject to Contract

Details Prepared November 2025



Vanilla Factory, 39 Fleet Street, Liverpool L1 4AR

