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Vanilla Factory Ropewalks Liverpool

PROUD TO BE
A BUSINESS
BASED IN
ROPEWALKS



**Office / retail / leisure
to let**
283 sq ft - 7,913 sq ft

Vanilla Factory is an eclectic mix of stunning Victorian design and 21st Century architecture. Set within the lively area of Ropewalks at

the heart of Liverpool city centre, Vanilla factory is home to an array of design led and creative businesses.

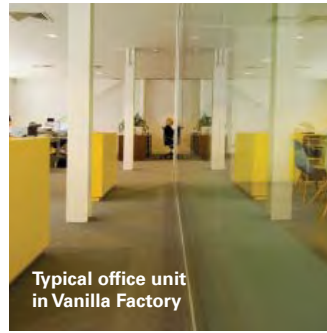
Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk

CBRE
0151 224 7666
www.cbre.co.uk

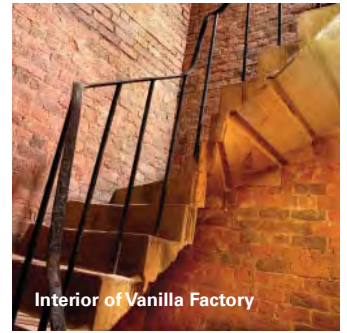
0333 666 0000
commercial@urbansplash.co.uk
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Interior of Vanilla Factory



Typical office unit in Vanilla Factory



Interior of Vanilla Factory



Ropewalks

Vanilla Factory

39 Fleet Street

Liverpool

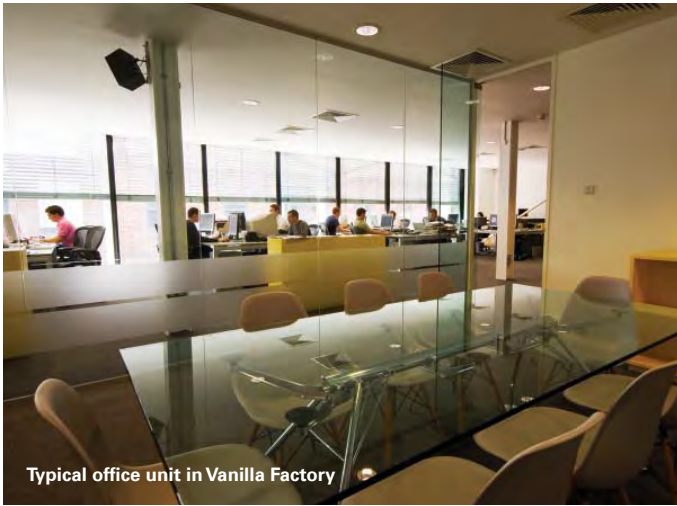
L1 4AR

The birth of Vanilla Factory came from the amalgamation of three existing buildings and a new build section which is fronted by the striking new fully glazed façade. With a mix of office and ground floor retail and leisure space, and units varying from 283 sq ft and up to 7,913 sq ft, Vanilla Factory has something to offer every business.

Location

Vanilla Factory is another exciting addition to the growing creative and cultural quarter of Liverpool dominated by the Ropewalks regeneration area, which includes the flagship Urban Splash mixed use development, Tea Factory, the successful FACT centre and the nearby Concert Square.

» [Click here to see location map](#)



Typical office unit in Vanilla Factory



Typical retail/leisure unit in Vanilla Factory



Typical office unit in Vanilla Factory

Specification

Finishes, fixtures and fittings

- Modern double height reception area
- Open plan offices
- Feature electric external louvre system on new build façade
- Mechanical heating and ventilation to new build
- Storage heating to refurbished offices
- LG3 lighting

Services

- Secure door entry system
- On site Building Manager

Common areas

- Self-contained unit or shared kitchen and WCs

Floor areas

Unit number	Area (Sq ft)	Area (Sq m)
Ground floor		
G1	867	80
G2	959	89
G + basement bar	5,067	471
G + first floor bar	7,913	735
Ground floor bar	6,491	603

First floor		
100	2,519	234

Second floor		
200	2,637	245
201	1,255	117
202	1,507	140
203	1,345	125
204	1,414	131
205	805	74
206	385	38
207	484	45
208	1,289	120
209	880	82
210	283	26
211	377	35
212	301	28
213/214	461	43

Unit number	Area (Sq ft)	Area (Sq m)
Third floor		
300	2,637	245
301	1,130	105
302	1,507	140
303	1,346	125
304	1,421	132
305	1,464	136
306	841	78
307	474	44
308	377	35
309	289	27
310	355	33
311	204	19

Fourth floor		
400	1,163	108

52-56 Wood Street

Unit number	Area (Sq ft)	Area (Sq m)
First floor	1,400	130
Second floor	1,367	127
Third floor	1,550	144

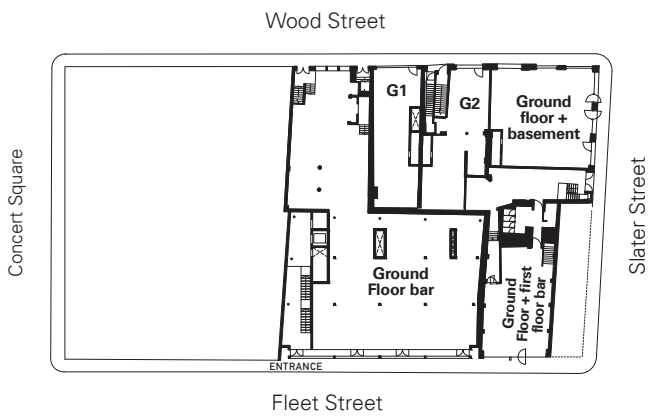
NB: Whilst 52- 56 Wood Street forms part of the Vanilla Factory it is accessed via a separate entrance.

Existing tenants include:

Baa Baa Ltd, Urban Splash Group Ltd, Uniform Communications Ltd, Bolland & Lowe, Studio 3 Architects Ltd, Body Project Ltd, Medication Ltd, Design Liverpool Ltd, Andrew Collinge, Taylor Young, Hobs Reprographics, CM2 Creative Ltd, R & J Guinan, Modero Ltd, Michael Cunningham Architects Ltd, Crisis UK, Red Kitchen, Zoo Leisure Ltd

Floor plans

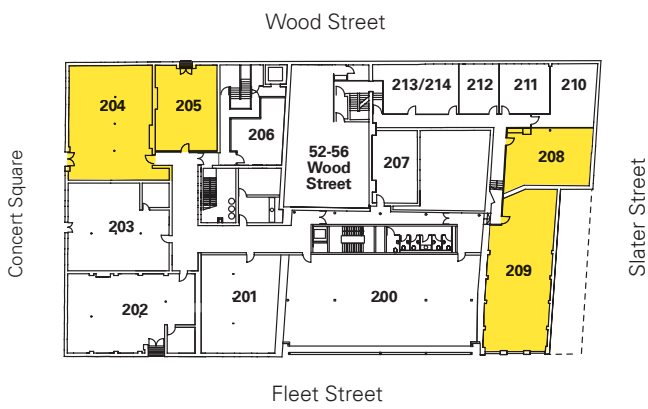
Ground floor



First floor



Second floor



Third/fourth floor



 available to let

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VANILLA FACTORY, FLEET STREET

SUITE	SIZE (sq ft)	RENT (pcm)	RENT (per annum)
200	2,634	£3,845	£46,148
204	1,414	£1,296	£15,554
208	1,289	£1,180	£14,179
209	880	£805	£9,680
210	283	£259	£3,113
300	2,637	£2,637	£31,644
301	1,130	£1,035	£12,430
304	1,421	£1,302	£15,631
309	289	£264	£3,179

Service Charge of £3.90 per sq.ft increasing annually (December) in line with RPI



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