

Space to work Matchworks

urbansplash

Office space to let

Space from 750 sq ft – 41,000 sq ft

Matchworks – South Liverpool’s architecturally iconic business district – is brimming with brilliantly designed workspaces, studios and light industrial units that are home to a mix of crafters and grafters, from small start-ups to national occupiers.

Originally built in 1923 as Bryant & May’s flagship Match Factory, this multi award-winning scheme now offers some of the best designed workspace in South Liverpool, with the estate totalling 163,769 sq ft of flexible office, leisure, studio, and light industrial space. Its versatility means it’s home to all kinds of businesses, from ‘one-man-bands’ to multi-national PLCs.



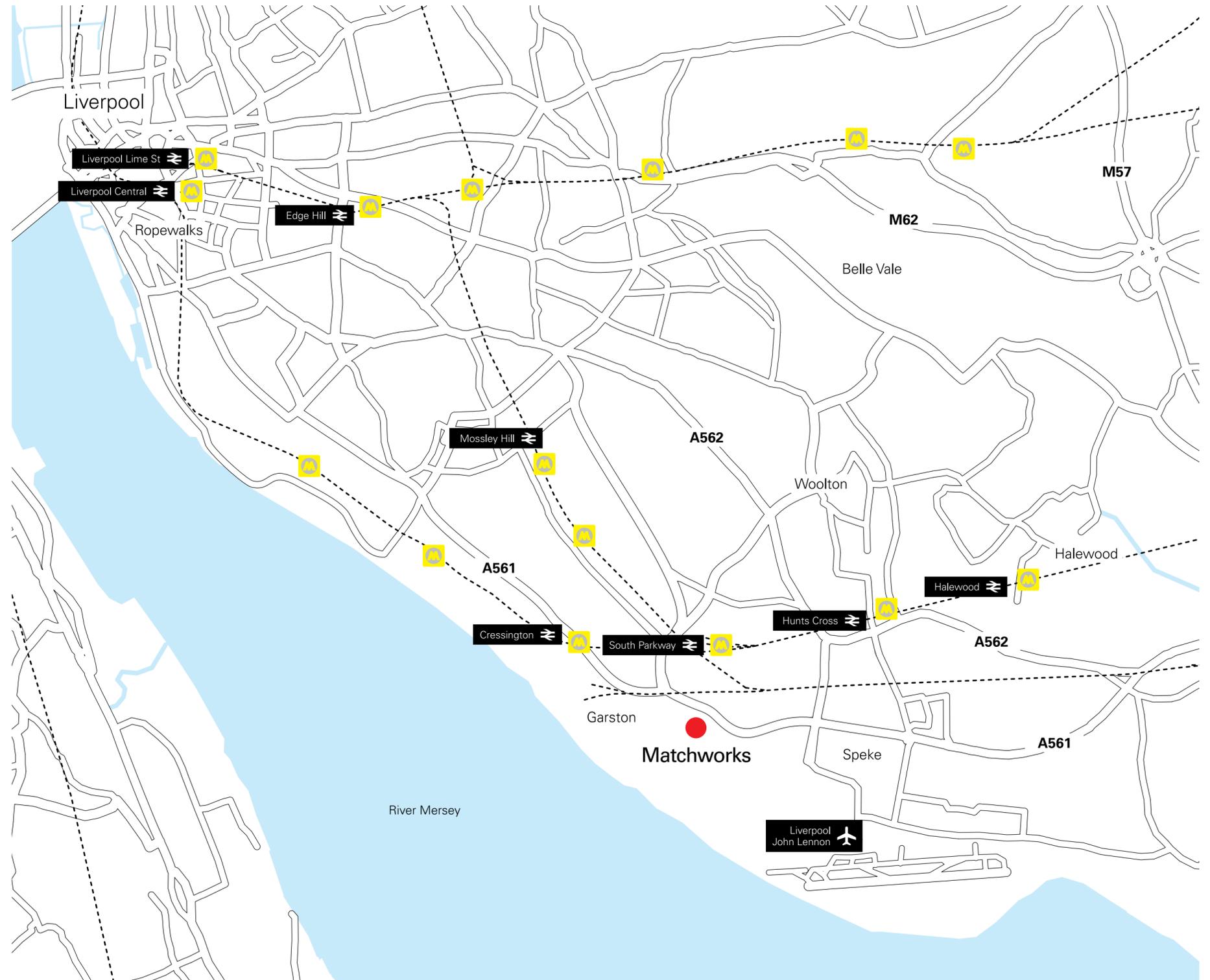
Matchworks

140 Speke Road, Garston,
Liverpool L19 2RF

Located on Speke Road, Garston, Matchworks has excellent transport links to Liverpool city centre, which is just 15 minutes away, as well as easy access to the motorway network with the M57, M62 and M56 all close by. Liverpool John Lennon Airport is less than ten minutes drive away and Liverpool South Parkway station is within walking distance.

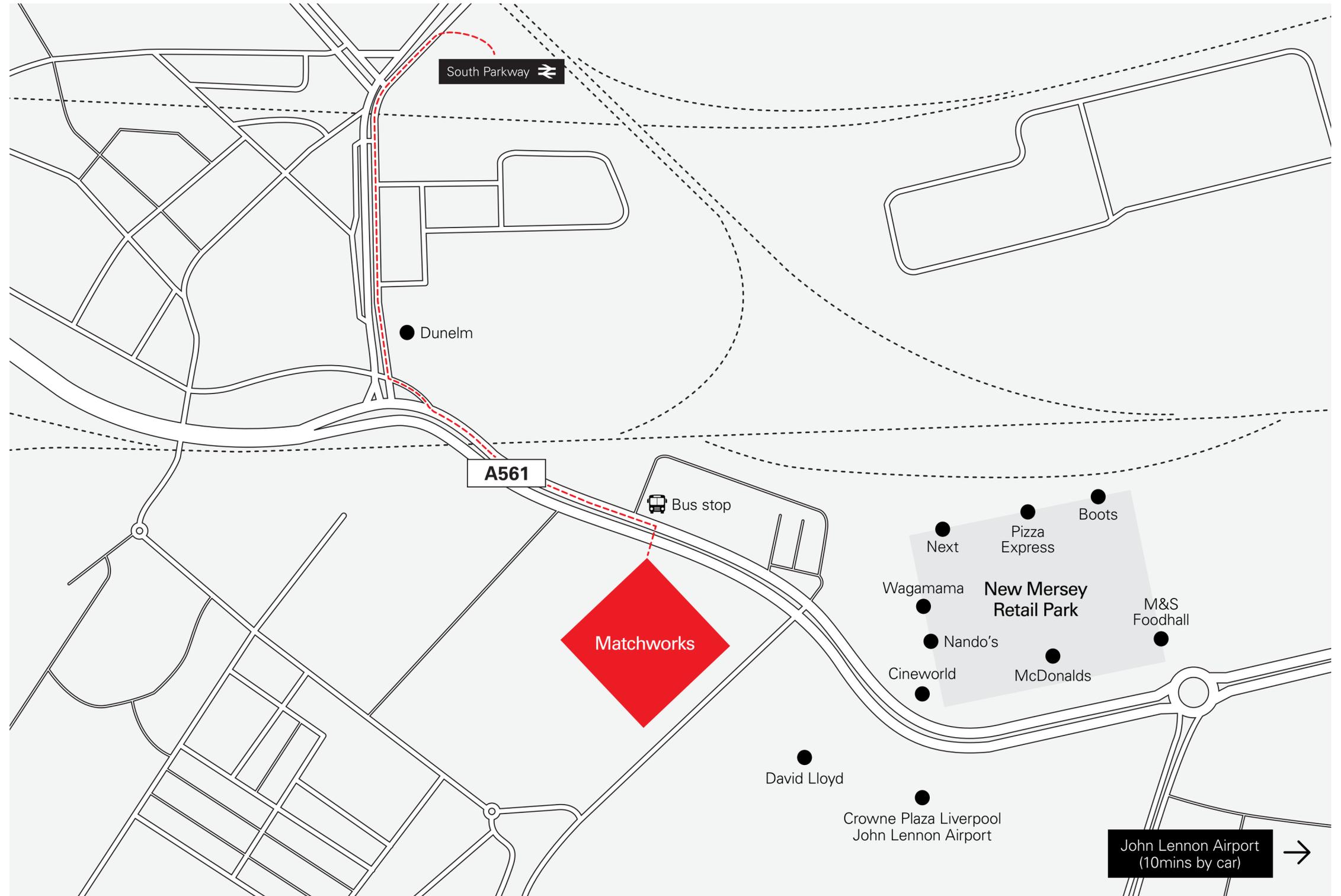
Distance to...

South Park Way	1.1 miles
Cressington	1.8 miles
Liverpool John Lennon Airport	1.9 miles
Hunt's Cross	1.9 miles
Mossley Hill	3.3 miles
Edge Hill	5.7 miles
Liverpool Central	6 miles
Liverpool Lime Street Station	6.1 miles



Matchworks

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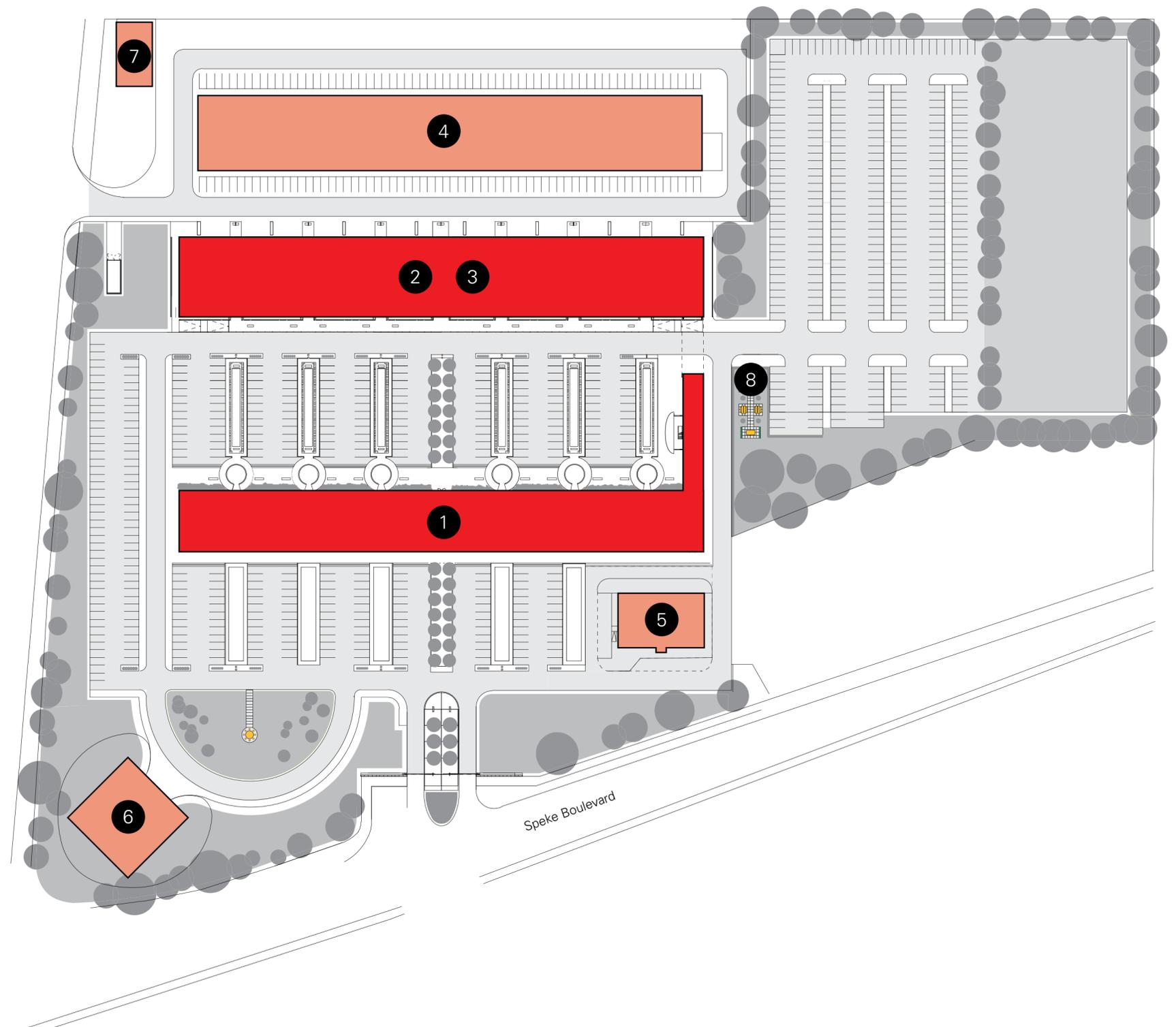
----- 15 minute walk to the nearest station

John Lennon Airport (10mins by car) →

Matchworks Estate Liverpool

From a converted factory to a striking glass box, Matchworks' buildings are varied with spaces suitable for everyone, from a one desk start-up to a regional HQ.

- 1 Matchworks One
- 2 (Upper level) Matchworks Two
- 3 (Lower level) Matchworks Studios
- 4 Match Factory
- 5 Mersey House
- 6 Matchbox
- 7 The Annexe
- 8 Communal garden with outdoor meeting space and table tennis



Specification

Services



Move-in ready



Daytime on-site security/management



24/7 site monitoring



On-site parking available



24 hour access



Breakout space



Wheelchair friendly access



Meeting room facilities

Estate facilities



Fire alarm



Kitchen facilities



Shower facilities



On-site gym



Coffee shop



Bike storage

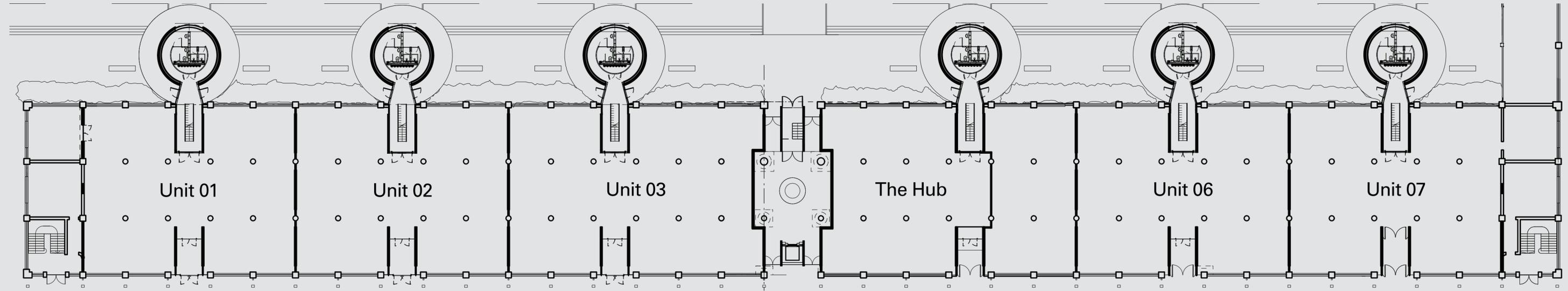
Terms

The units are available with flexible lease options.

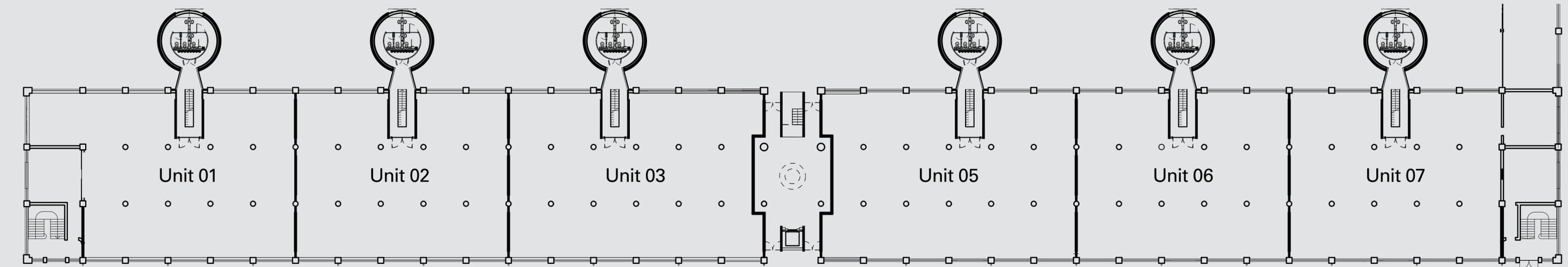
Matchworks One

Please refer to pricelist for latest availability

Ground floor



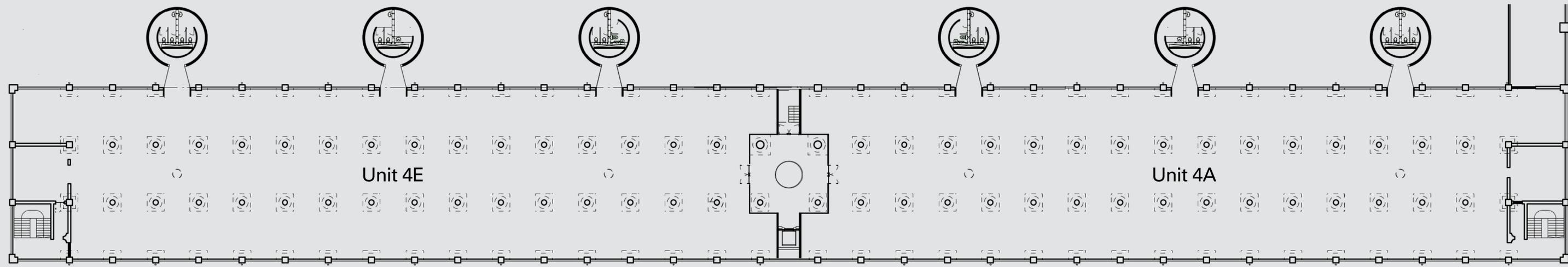
Mezzanine



Matchworks One

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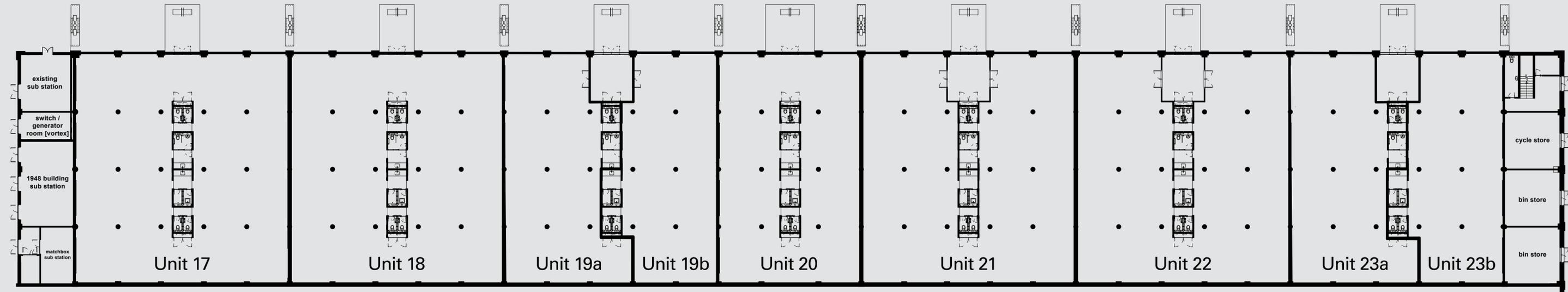
First floor



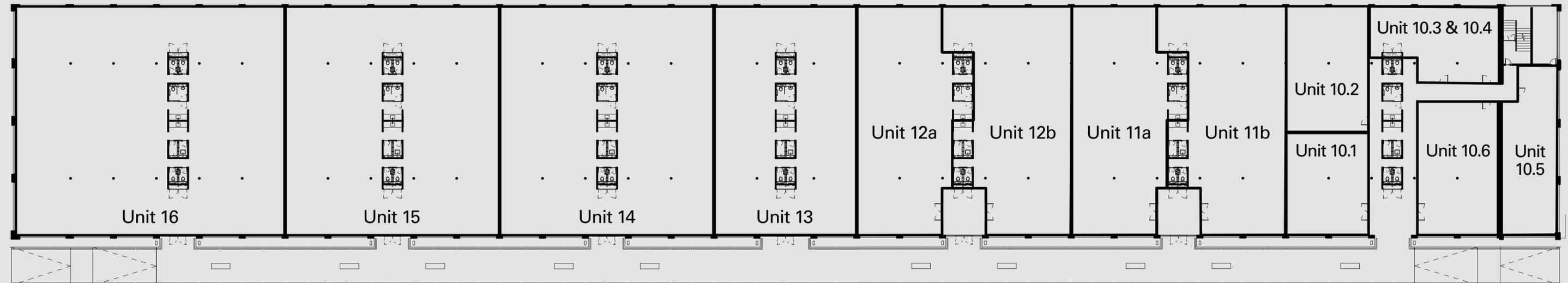
Matchworks Two

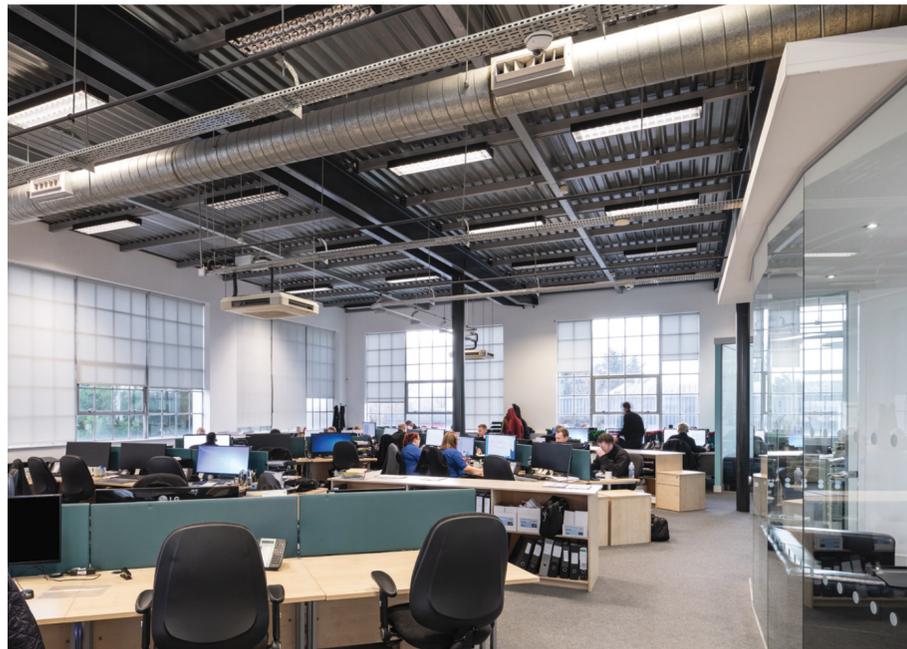
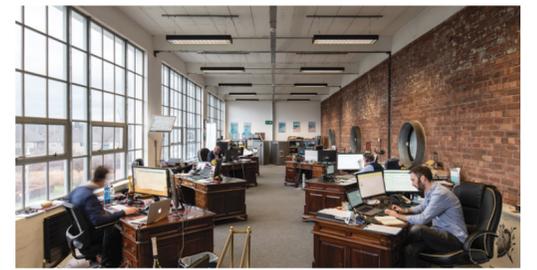
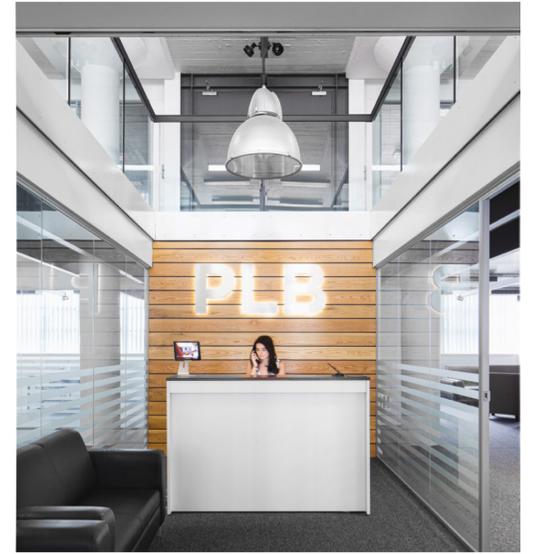
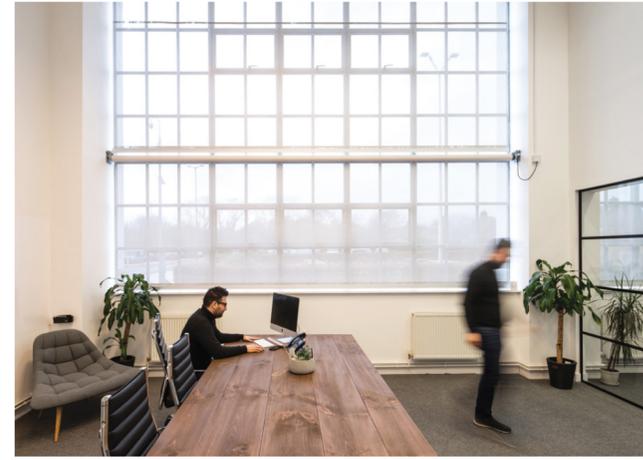
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Lower ground floor



Ground floor





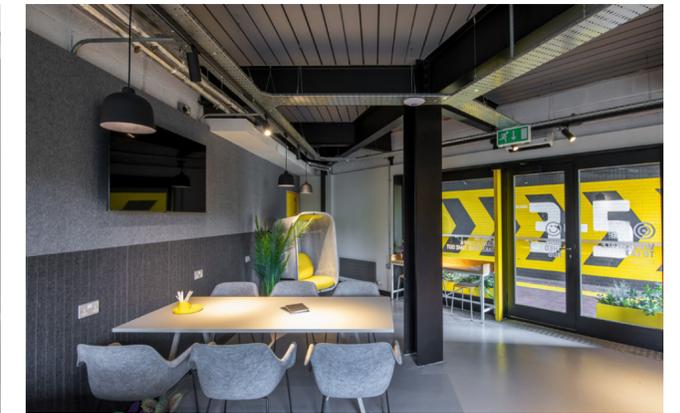
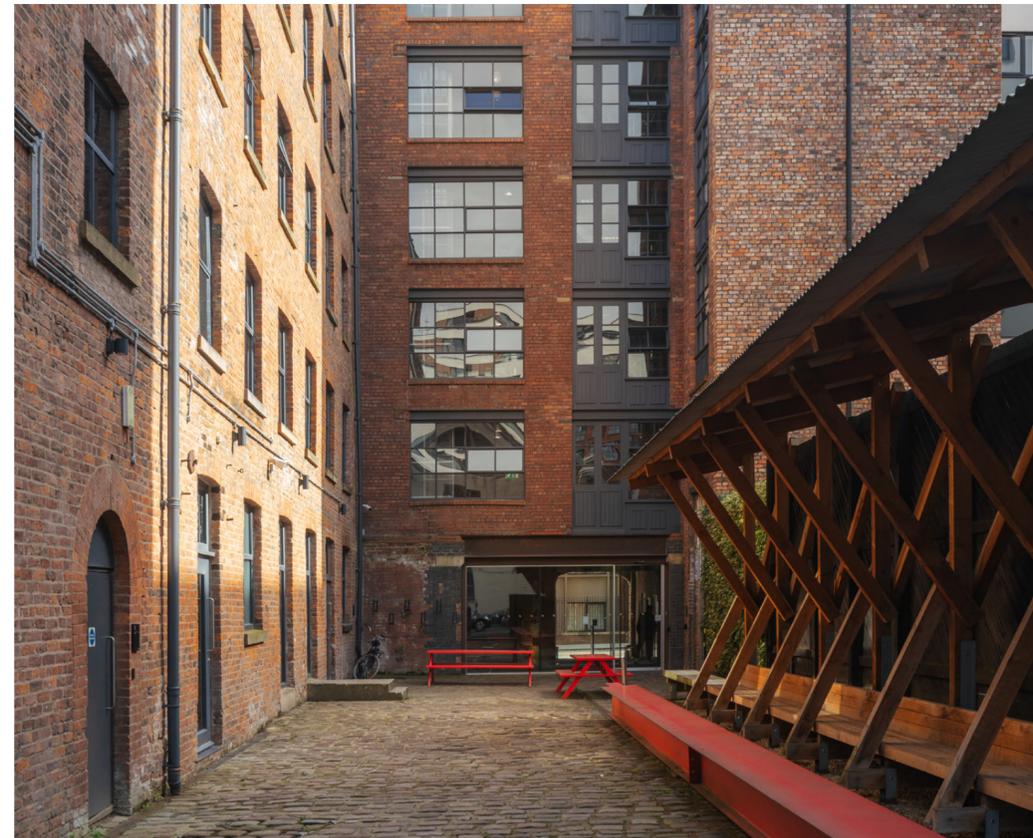
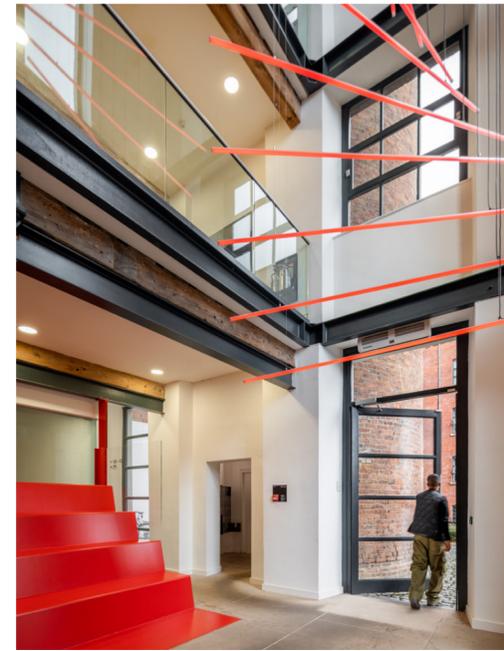
Space to grow

From a converted factory to a striking glass box, Matchworks' buildings are varied with spaces suitable for everyone, from a one desk start-up to a regional HQ. So when your business thrives, we have space for you to grow into right here.



In it for the long haul

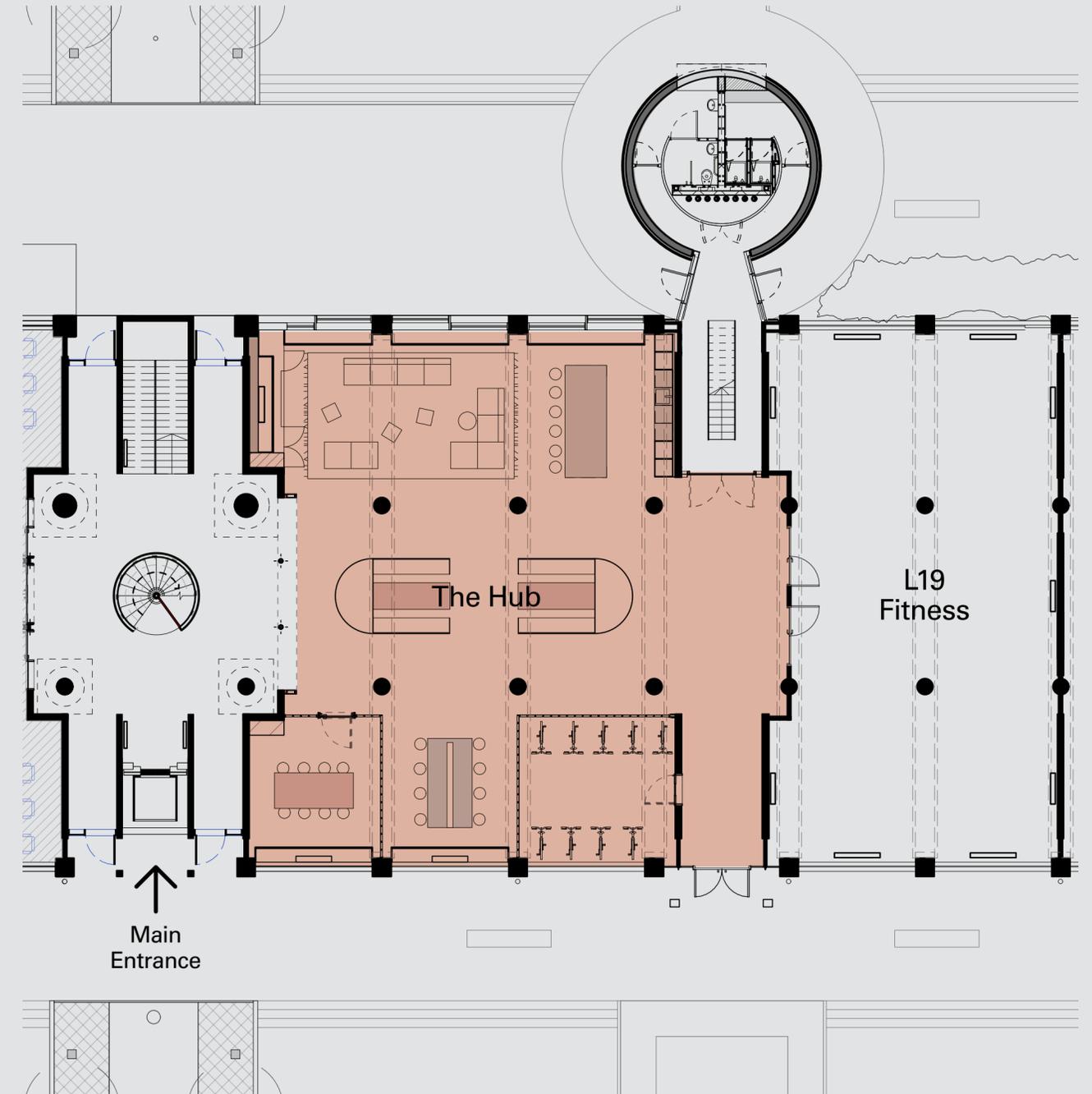
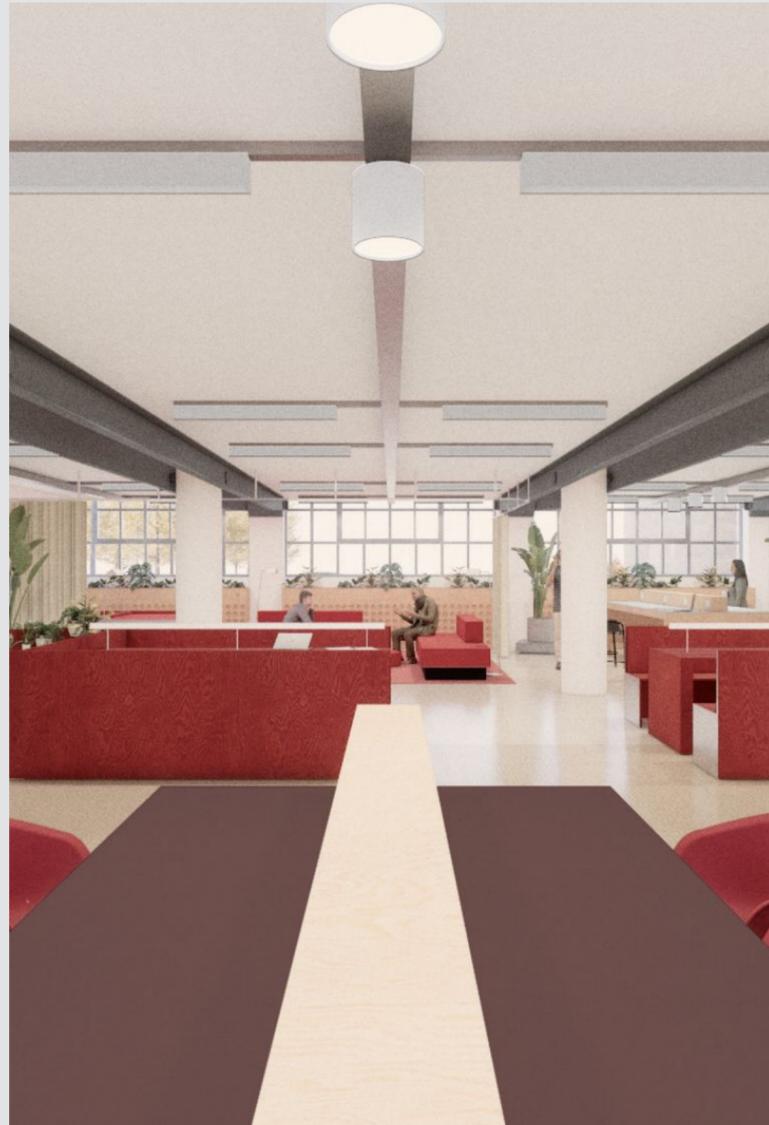
Across our portfolio, we're continually investing and innovating to make our spaces great places to come to work. At Matchworks, we're creating more flexible workspace for our customers, with a new hub currently in the works which will include breakout and social space, informal meeting room and coffee facilities. We can't wait to get cracking and continue creating and managing high-quality workspaces in the region.



Images show communal areas at existing Urban Splash projects, including Boat Shed, Beehive Mill, Waulk Mill, Tea Factory and Vanilla Factory.

Proposed Hub layout

Commencing Spring 2026



It's all about you

You're our treasured customers who help bring our communities to life. That's why we put as much effort into looking after you as we do into creating award-winning buildings. Our working relationship therefore is built on simplicity and flexibility from day one. Short-form leases, efficient processes and fast work mean we make the whole experience – right from the minute you move in – an easy one.

This is how we do it:

01

Hands-on

We own our buildings, they mean a lot to us so we keep them in great condition. We'll get to know you, your staff and your business. You'll have a dedicated Urban Splash point of contact so you never have to go round the houses to connect with US.

02

Fast work

Viewed the space? Want to move right in? We certainly won't hold the process up and our in-house team can prepare an easy, short-form lease which will be emailed to you on the same day, flexibly designed to suit you and the needs of your business.

03

Zero jargon

We keep it simple with no over the top legal speak, so you won't need a solicitor unless you want one. With fair, affordable and transparent rents, we'll never hide fees in the small print.

Our team



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