

Space to work Tea Factory

1

Space reinvented

This former Victorian tea warehouse has been transformed into an exciting office, leisure and co-working space with everything start-up and established businesses need to grow and thrive in Liverpool's most booming area — Ropewalks.

2

Designed for working life

Tea Factory has been designed to work for everyone taking space, thanks to award-winning architects shedkm. There's now a common room, meeting space, bespoke kitchen, café, showers, bike racks and gallery space.

3

Easy to get to

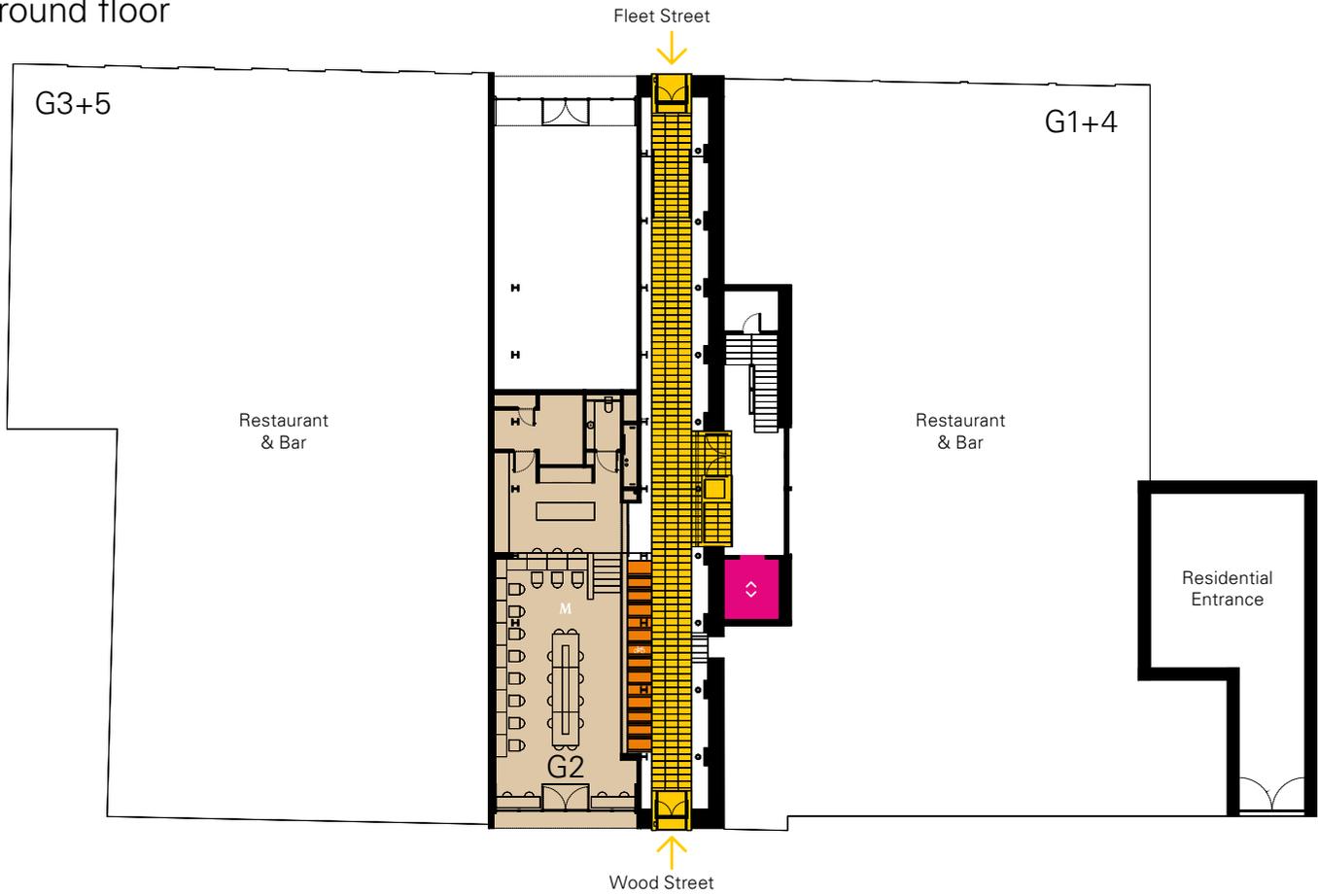
Public transport links couldn't be better with Central, Lime Street and the bus station all close by. There are plenty of public car parks with both short-term and contract spaces. Or why not save the planet and cycle to work — our bike racks and shower make this easy.

4

Leasing made simple

We offer flexible terms from one month to six years and everything inbetween to suit you and the needs of your business. Our short form, electronic leases help to keep it simple with no over-the-top legal speak. There's co-working space too from **SPACES**.

00. Ground floor



01. First floor





Lift



Meeting room



Common room

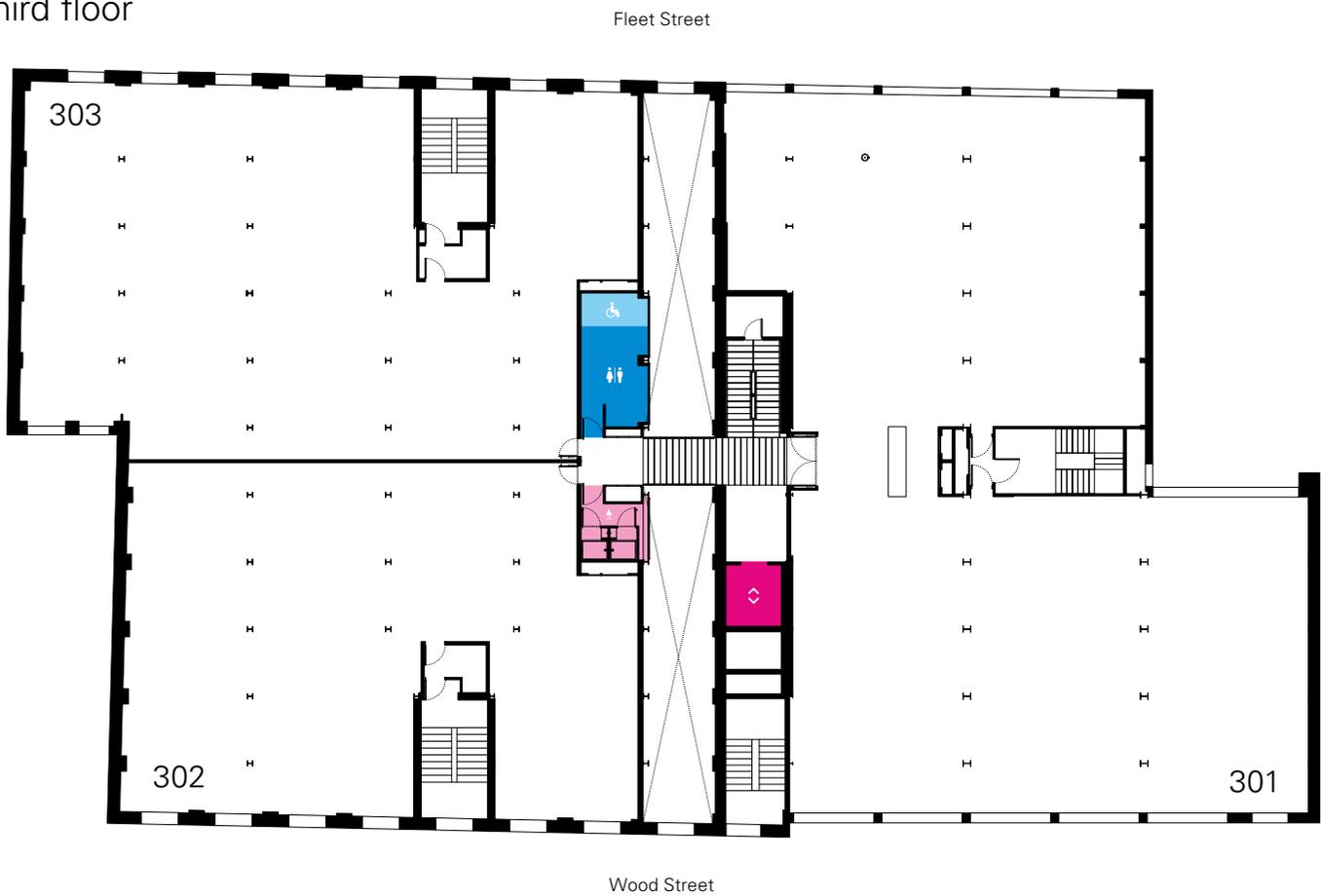


Communal kitchen

02. Second floor



03. Third floor



Join Tea Factory to grow your business from workspaces that inspire creativity, encourage collaboration and give staff everything they need to have a great day at work.

Workspaces from 1,009—10,048 sq ft and co-working space available from  **SPACES.**

Common areas & amenities

Feature staircase with art installation
Four-storey atrium and gallery space
Private meeting room with screen and Apple TV
On-site café bar — Mother
Communal kitchens and tea point
Relaxing break out spaces
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

Specification

Recently refurbished character warehouse offices
Exposed original brickwork
Original steel beams
Carpeted flooring with underfloor heating
LED ceiling hung lights

Get in touch

Let one of our friendly team tell you more and show you around.
Drop us an email at space@urbansplash.co.uk
or call 0333 666 0000

For co-working enquiries call 0800 260 5600
or email reception.ropewalks@spacesworks.com

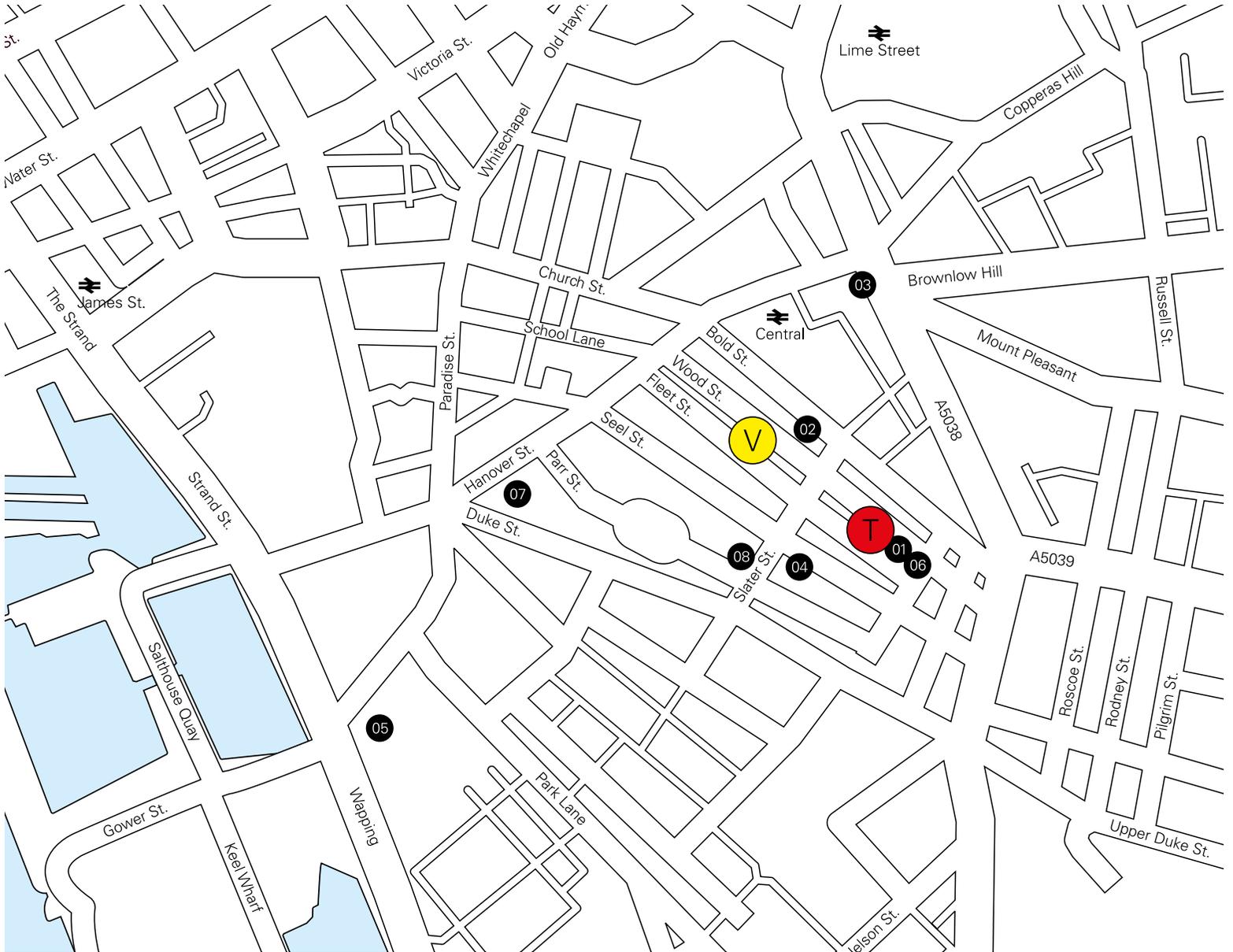
Agents

Hitchcock Wright & Partners
0151 227 3400
BrianRicketts@hwandp.co.uk

CBRE
0151 224 7666
Andy.Byrne@cbre.com
Rebecca.Ashall@cbre.com

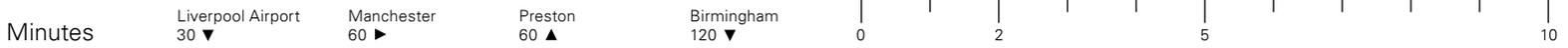
Location

82 Wood Street
 Liverpool
 L1 4DQ



- T — Tea Factory
- V — Vanilla Factory
- 01 — Mother
- 02 — Utility
- 03 — Pure Gym
- 04 — Alma De Cuba
- 05 — Hilton LCC
- 06 — FACT
- 07 — Staycity Apartments
- 08 — Almost Famous

Travel



urbansplash

space@urbansplash.co.uk
 0333 666 0000

The Small Print

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