

Space to work Vanilla Factory

1

Space reinvented

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.

2

Designed for working life

We've worked with award-winning architects shedkm to bring Vanilla Factory bang up to date. From the distinctive entrance lobby to a newly refurbished common room and kitchen, an urban garden, shower, bike stores and meeting 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

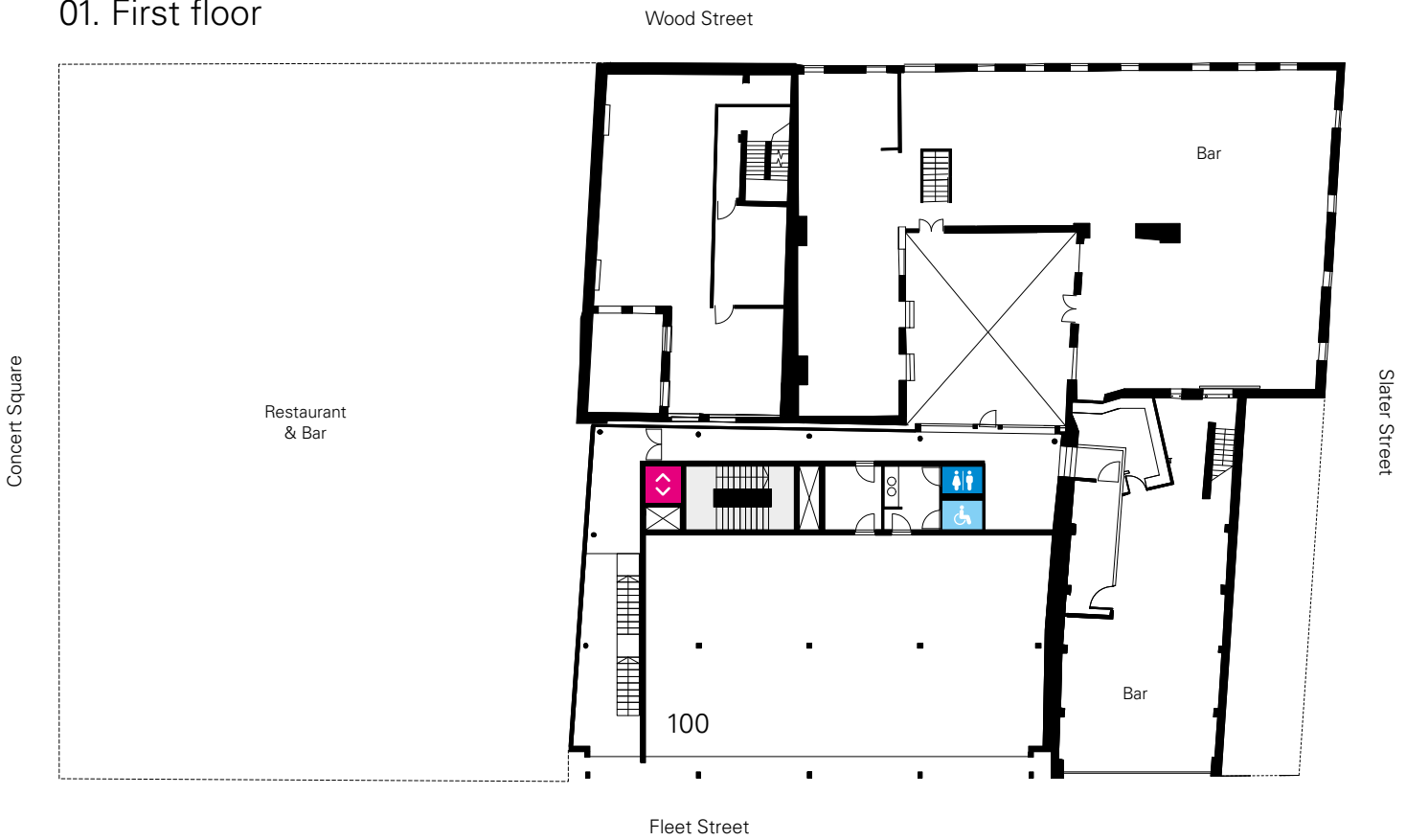
Leasing made simple

We offer flexible terms from 1 month to 6 years and everything in between 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, so you won't need a solicitor unless you want one.

00. Ground floor



01. First floor





Entrance



Lift



Meeting room

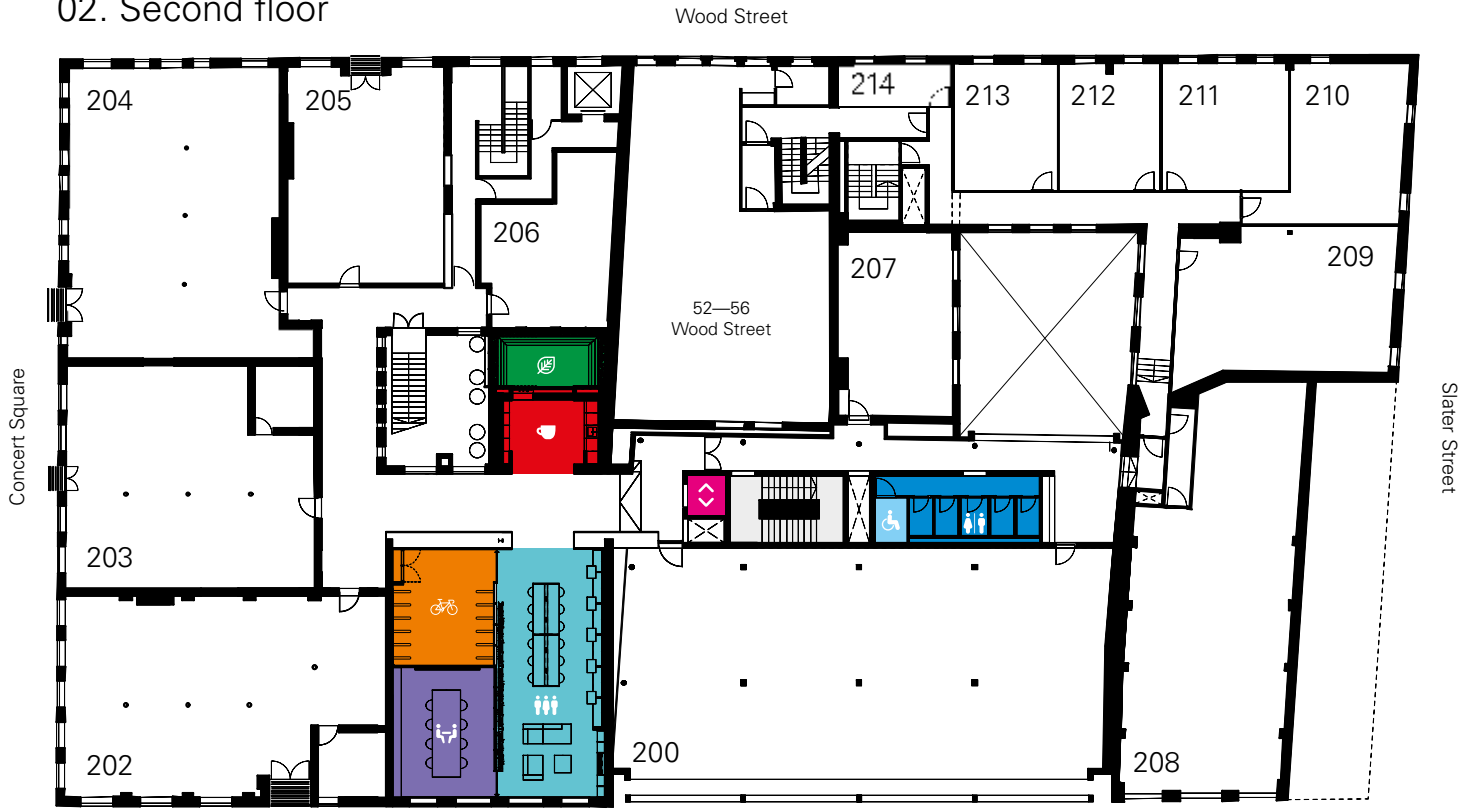


Common room

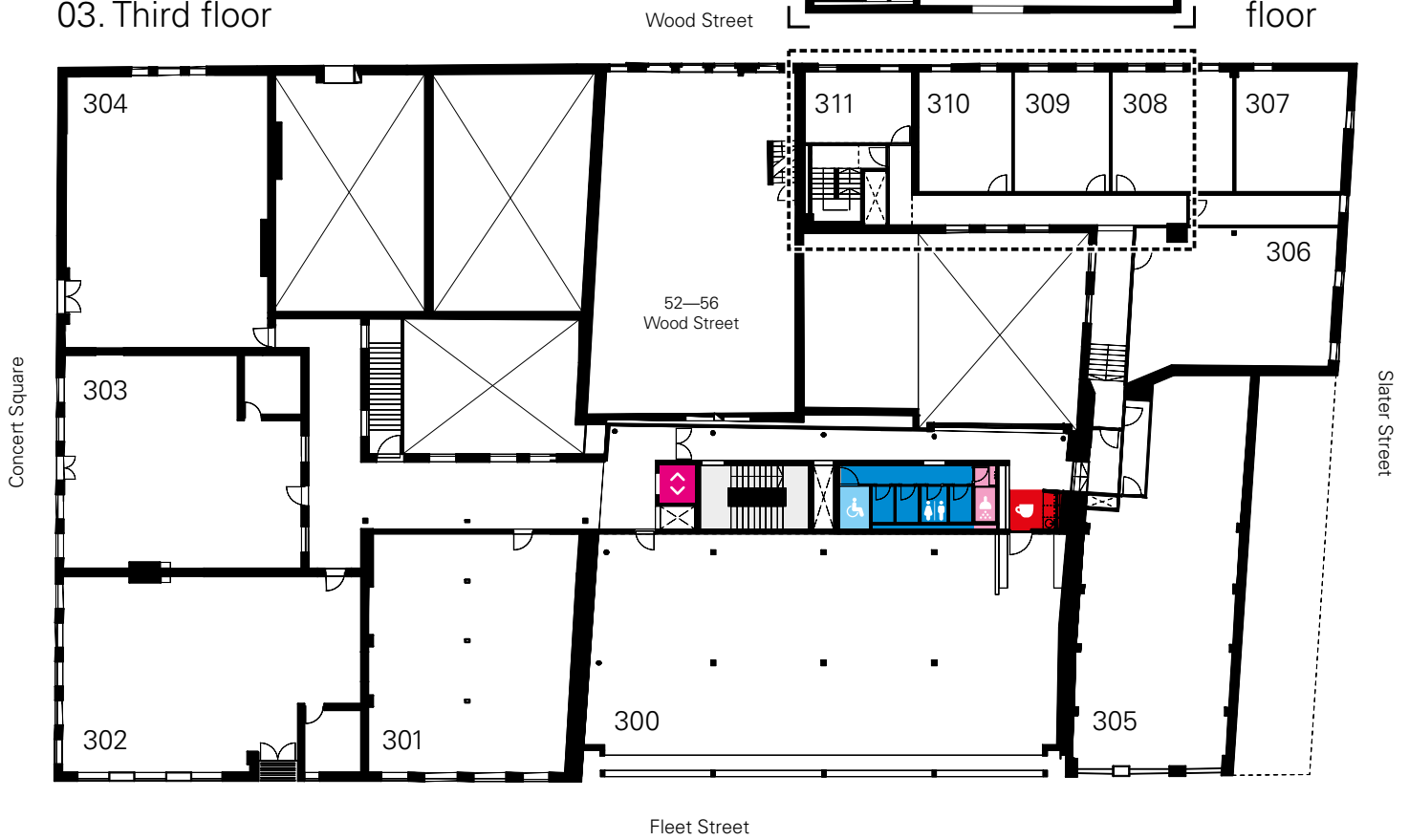


Communal kitchen

02. Second floor



03. Third floor



Join Vanilla 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 283—7299 sq ft.

Brand new common areas and amenities

Bright double height atrium with feature light installation

Private meeting room with screen and Apple TV

Bespoke kitchen and tea points

Get some fresh air in the secret urban garden

Relax in the breakout spaces

Indoor bike racks and showering facilities

Post boxes

Communal WC's

Lift and stair access

Intercom system

Secure keypad and fob front door access

24/7 access and CCTV

Specification

Exposed original brickwork

Original wooden beams

Electric panel heating

Carpeted flooring

High speed internet available

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

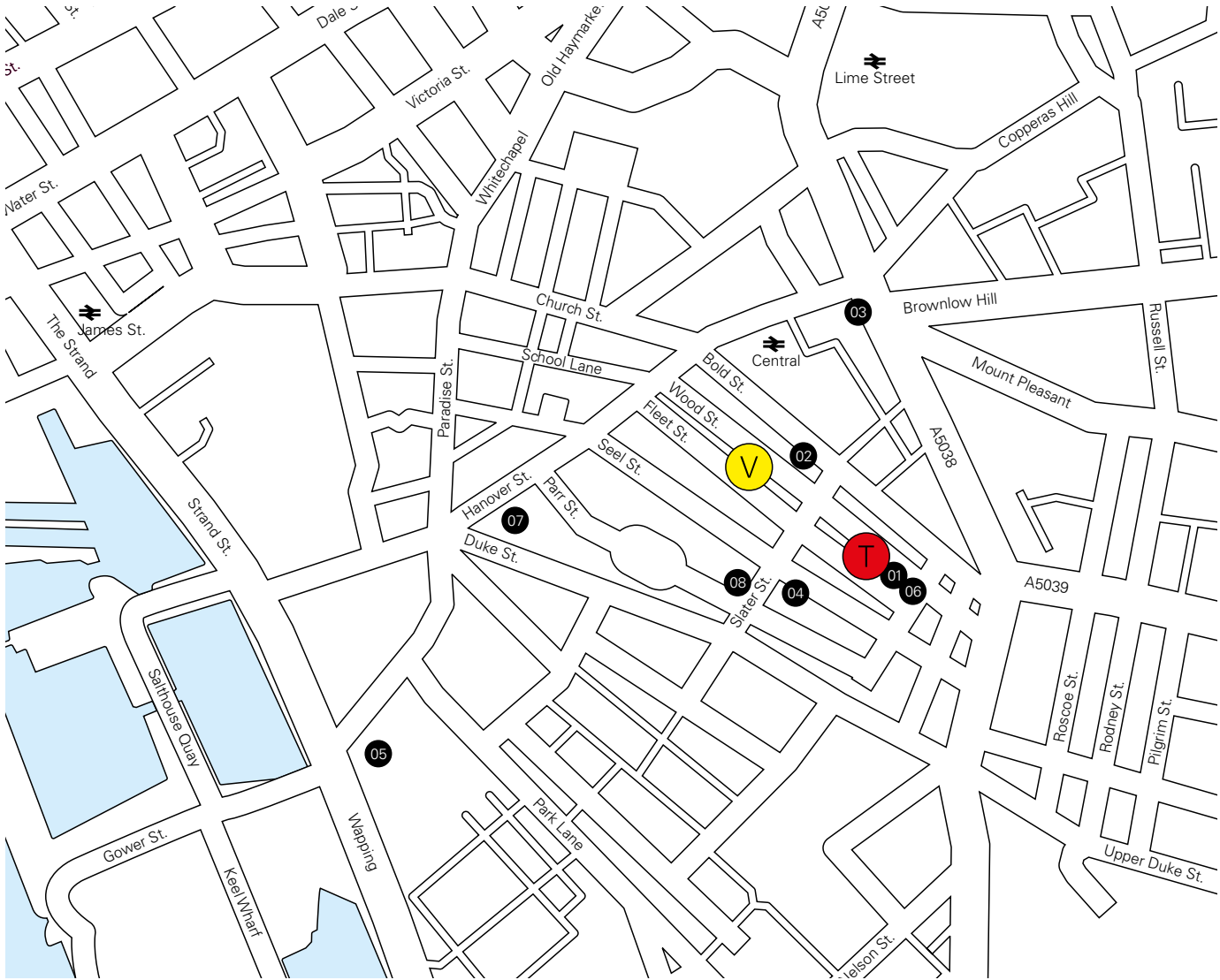
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Location

39 Fleet Street
Liverpool
L1 4AR



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

Travel



Minutes

Liverpool Airport
30 ▼

Manchester
60 ►

Preston
60 ▲

Birmingham
120 ▼

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urbansplash

The Small Print

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