

# Central 23

Carruthers Street, Liverpool, L3 6BY

TO LET  
NEW BUILD INDUSTRIAL UNIT



23,069 SQ FT 2,143.2 SQ M

network  
space

InfraRed  
Capital Partners

Indicative cgi of finished scheme



LEEDS STREET

MERCEDES BENZ

PALL MALL

WILLIAMS BMW

A565 GREAT HOWARD STREET

**Central 23**  
*Carruthers Street, Liverpool, L3 6BY*

PUMPFIELDS ROAD

■ 30% site cover

■ Liverpool City fringe location



2 no. level access loading doors



3 phase electricity supply



25m turning circle



8m minimum eaves height to underside of haunch



First floor offices extending to 1,600 sq ft



47 car parking space (including 5 disabled)



10% translucent rooflights



50KN/m2 loading



125KVA and mains gas

- B1, B2 & B8 Planning
- 1.75 acre site equating to a low site cover of c. 30%
- 0.3 acres of expansion land which could be used for additional car parking or external storage

### TERMS

The property is available To Let on terms to be agreed.

### VAT

Chargeable where applicable at the prevailing rate.

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MASTERPLAN



## LOCATION

Central 23 is located in a prominent position on Carruthers Street, off Pumpfield Road and is a few metres from the junction with the A5038 Vauxhall Road. The site sits just 0.5 miles from Liverpool City Centre and only 15 minutes (4.6 miles) from the M62 motorway. The A5038 and surrounding roads offer fast access to the Liverpool Docks & L2 deep port, just 10 minutes (4 miles) to the north. The Wirral and M53 are accessed via the Kingsway tunnel just 4 minutes (1.3 miles) from the site.

The location also offers excellent access to local amenities; Liverpool One Shopping Centre is 0.7 miles from the site, Moorfields Railway Station lies 0.5 miles to the south, with Liverpool Lime Street Station, the main station serving the city and providing services to Euston, circa 1 miles to the south east.



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## CONTACT

For further information or to arrange a viewing please contact:

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## AN OUTSTANDING LOCATION FOR BUSINESS

The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. August 2019. Designed and produced by Richard Barber & Co. www.richardbarber.co.uk.