

# Central 23

*Carruthers Street, Liverpool, L3 6BY*

**TO LET**  
**NEW BUILD INDUSTRIAL UNIT**



**23,501 SQ FT** 2183 SQ M

network  
space

**InfraRed**  
Capital Partners



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## TO LET NEW BUILD INDUSTRIAL UNIT

	SQ FT	SQ M
Warehouse	21,151	1,965
GF Office	632	59
FF Office	1,718	160
<b>Total</b>	<b>23,501</b>	<b>2,183</b>

Gross Internal Floor Area



MASTERPLAN

- 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 1,700 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.

## 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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