

**fisher
german**

23 Roscoe Street

Leasehold
Class E (Offices)

Liverpool, L1 2SX

338 - 811 Sq Ft (31.4 - 75.34 Sq M)



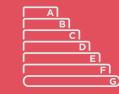
To Let | £8,500 - 18,000 per annum



Key information



Rent
£8,500 - £18,000
per annum



EPC rating
TBC



Rateable Value
1st Floor £5,200
2nd Floor £8,100



Service Charge
£ Inclusive

Description

23 Roscoe Street offers flexible, all-inclusive work space for creative businesses and professional services. Designed by architects Smith Young, the building has been comprehensively refurbished retaining features such as exposed brickwork and steel beams. The available space on the second floor includes its own kitchen and WC facilities. The available space on the first floor benefits from access to a shared kitchen and shared WC. Two car parking spaces available at an additional cost.

Amenities



Flexible
Lease Terms



Shared
Kitchen



Secured Site



Parking at
Additional
Cost



IT / Comms



City Centre
Location

Location

Well-designed offices located a stones' throw from Hardman Street, Hope Street and Bold Street. Ideal for small businesses looking for flexibility and well-served by a host of nearby popular cafés, bars and restaurants.

The offices are situated on Roscoe Street in Liverpool's Georgian Quarter, close to the universities, cathedrals and Philharmonic Hall. The city centre is within walking distance, making this location a sought-after spot for creative, professional, medical and general office users.

Address: 23 Roscoe Street, Liverpool

What3words: [///reform.offer.camps](https://what3words.com///reform.offer.camps)

Locations

Liverpool One: 0.4 miles

Baltic Triangle: 0.7 miles

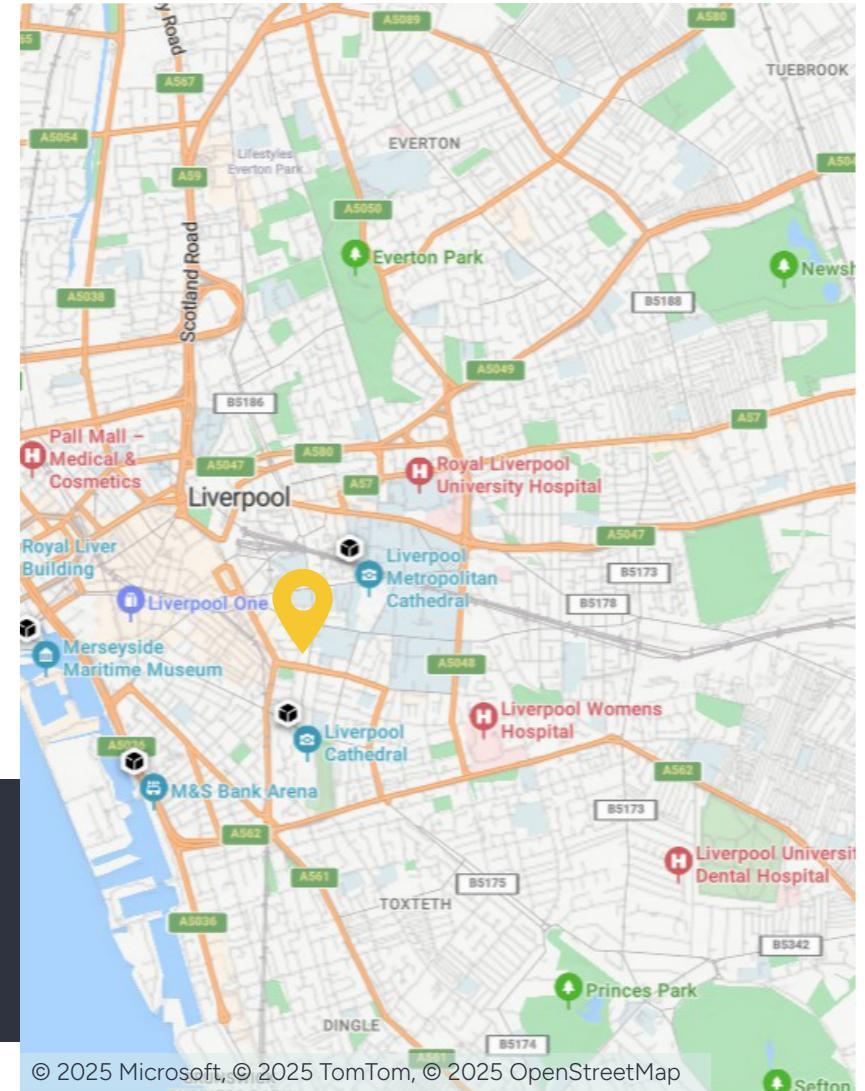
Royal Liverpool University Hospital: 0.9 miles

Nearest station

Liverpool Lime Street: 0.5 miles

Nearest airport

Liverpool John Lennon Airport: 7.6 miles



Further information

Rent

The quoted rent is £8,500 - £18,000 per annum. The rent includes heating, electricity, IT/Comms and service charge.

Tenure

Leasehold

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.



The accommodation has been measured on a Net Internal Area basis, the approximate areas comprise:

Accommodation	Sq Ft	Sq M
First Floor Office (Suite 3)	338	31.4
Second Floor Office (Suite 5)	811	75.34

Further information

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is to be confirmed.

Service Charge

A service charge is payable in respect of the upkeep of the common parts. This is included in the rent.

Anti Money Laundering

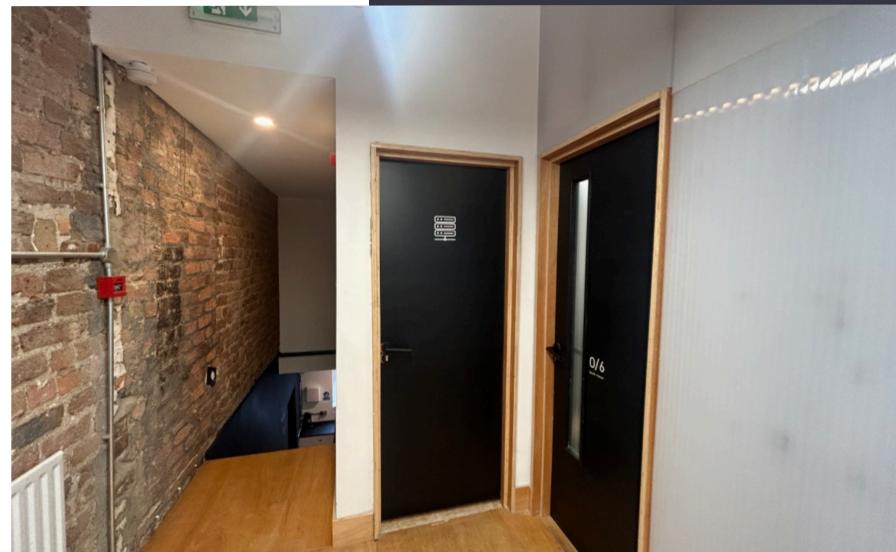
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

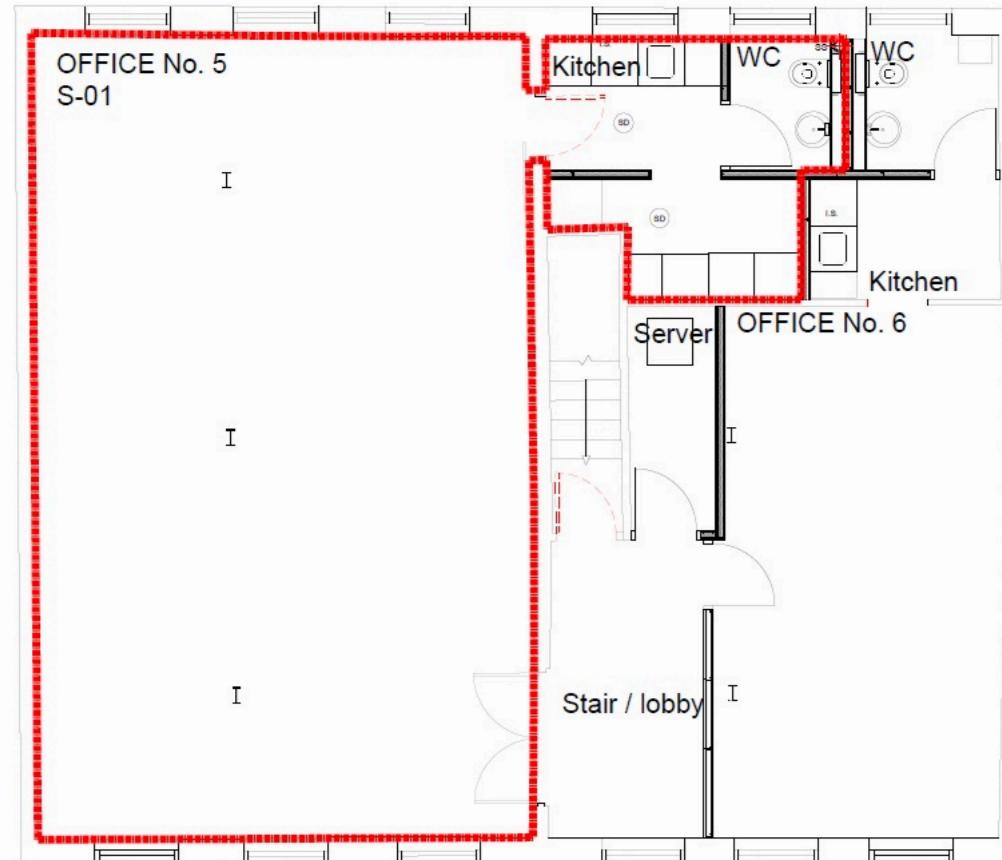
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Floor Plan



SECOND FLOOR PLAN

Contact us



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Particulars dated January 2026. Photographs dated February 2025.