



RENT

£22,000
(per annum)



SERVICE CHARGE

£Inclusive



RATEABLE VALUE

£8,100



EPC RATING

TBC



23 Roscoe Street

Liverpool, L1 2SX

Class E (Offices) | Leasehold | 811 Sq Ft



TO LET



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.



Description

23 Roscoe Street offers flexible, all-inclusive workspace 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 with two car parking spaces available at an additional cost.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Second Floor Office	811	75.34
2 No. Car Parking Spaces		



Amenities



Flexible Lease
Terms



Shared Kitchen



Secured Site



Parking at
Additional Cost



IT/Comms





Further information

Lease Terms

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

Rent

The quoted rent is £22,000 per annum for the second-floor office. The rent includes heating, electricity, IT/Comms and service charge

Tenure

Leasehold.

Business Rates

Occupiers will be responsible for paying Business Rates directly to the local authority.

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.

Legal Costs

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

Service Charge

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

EPC

The EPC rating is TBC.

Fixtures & Fittings

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

Anti Money Laundering

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

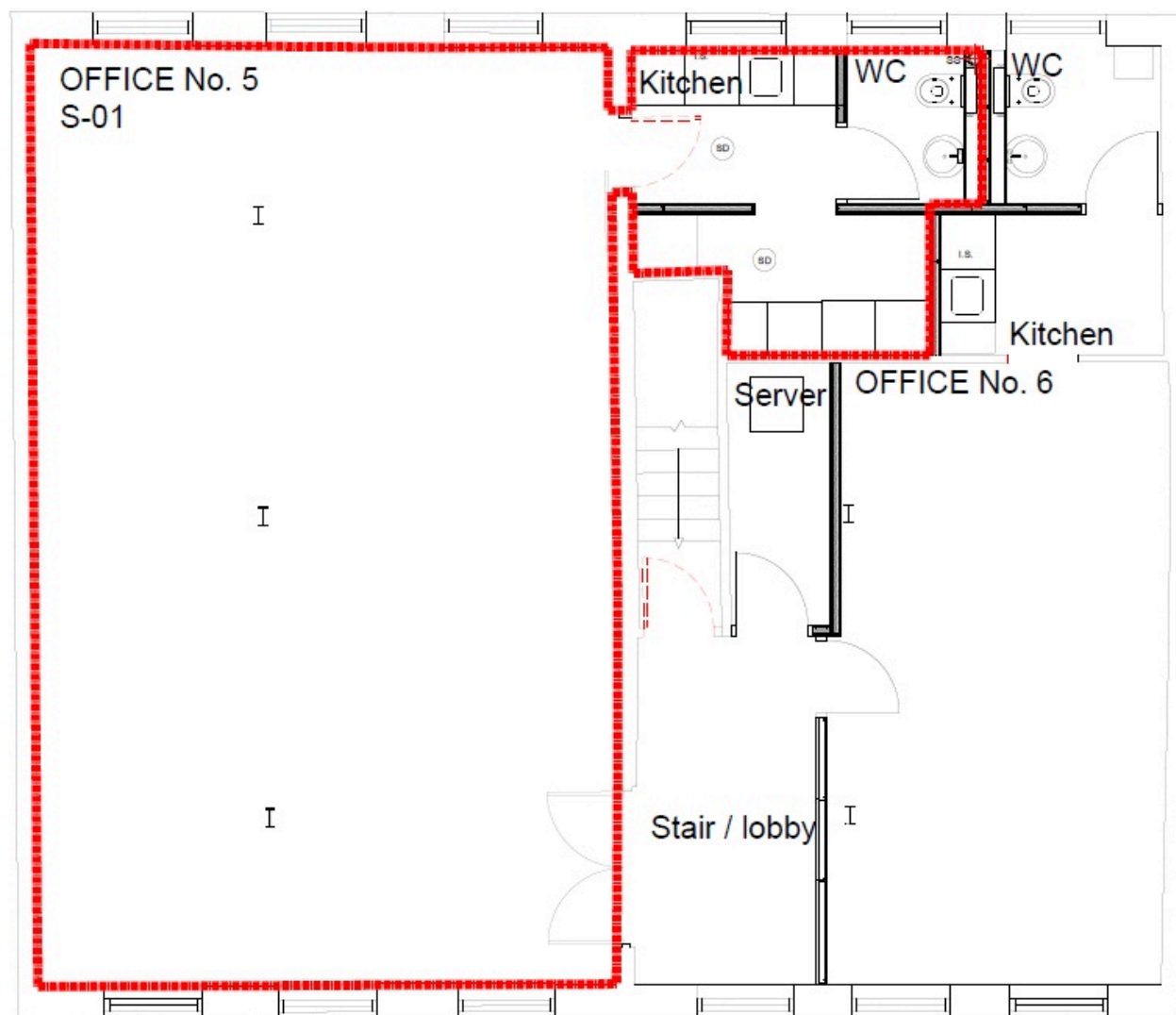
VAT

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

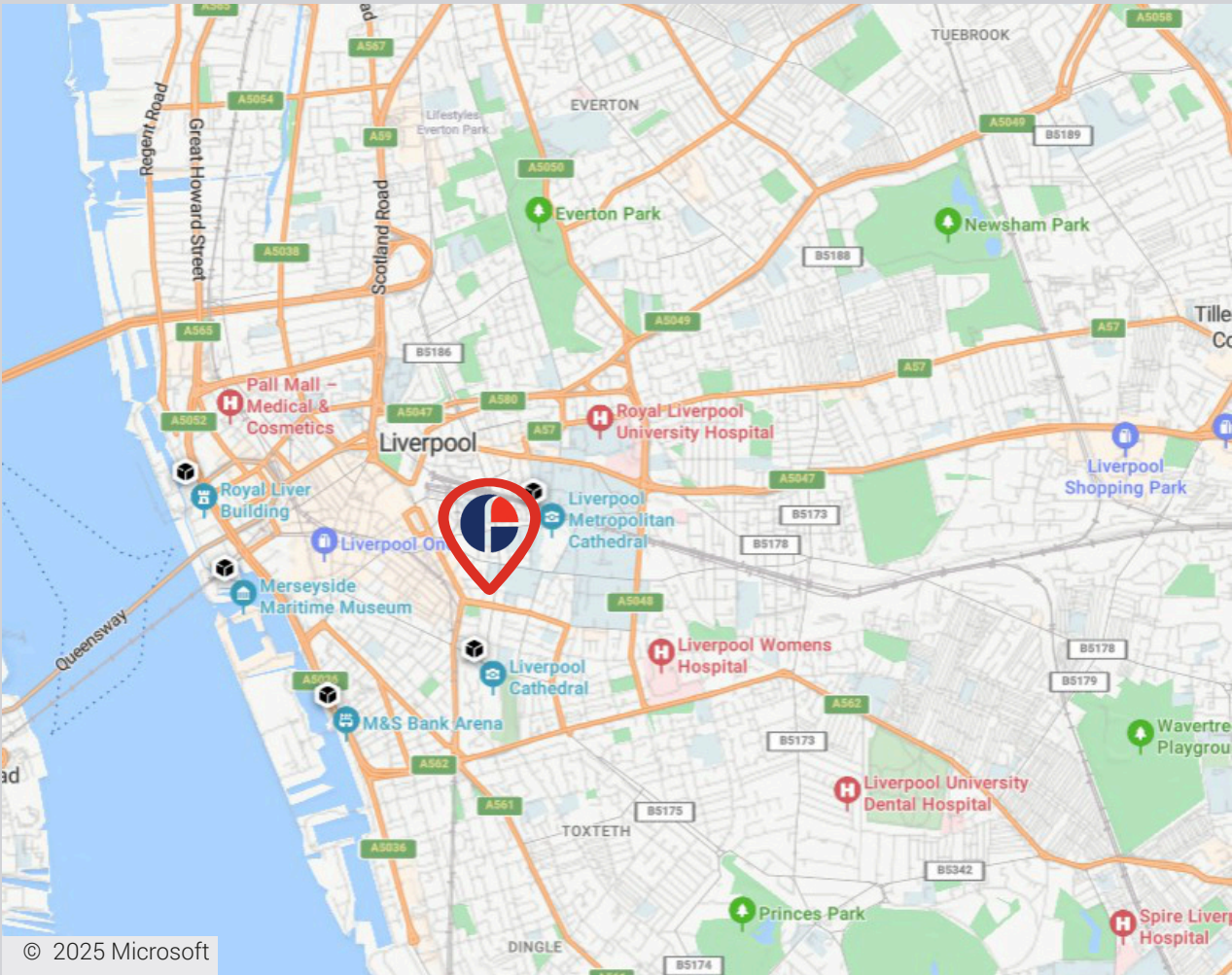
Strictly by prior arrangement.





SECOND FLOOR PLAN

23 Roscoe Street, Liverpool, L1 2SX



Approximate Travel Distances

Locations

- Baltic Triangle - 0.7 miles
- Royal Liverpool University Hospital - 0.9 miles
- Liverpool One - 0.4 miles

Nearest Station

- Liverpool Lime Street Railway Station - 0.5 miles

Nearest Airport

- Liverpool John Lennon Airport - 7.6 miles

Viewings

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