

# FOR SALE

- Freehold Opportunity in Liverpool's Baltic Triangle
- Suitable for Owner Occupation, Investment or Development, Subject to Planning
- 9,952 Sq.ft. (924.5 sq.m.) on 0.43 Acres (0.17 Hectares)

## LAND AND BUILDINGS

**15-37 CARYL STREET & 2  
BRINDLEY STREET, BALTIC  
TRIANGLE, LIVERPOOL  
L8 5SQ**





## LOCATION

The subject premises is situated on the eastern side of Caryl Street at its junction with Brindley Street, close to Cains Brewery Village in the Baltic Triangle area of Liverpool, on the southern edge of Liverpool City Centre.

The Baltic Triangle is a historic city central area, which comprises a collection of repurposed warehouses, now offices, creative spaces, studios, hotels, clubs and concept bars. The property is less than 500 yards from Cains Brewery Village which has been turned into a village of coffee shops, food markets and bars. The area has also experienced significant residential development in recent years.

The property is also in close proximity to Liverpool Waterfront, the retail core of the city centre, Ropewalks and the Knowledge Quarter.

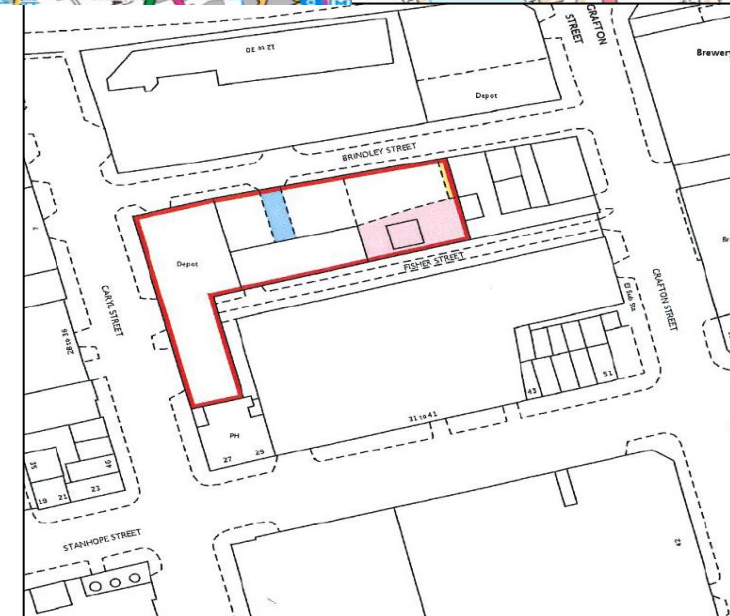
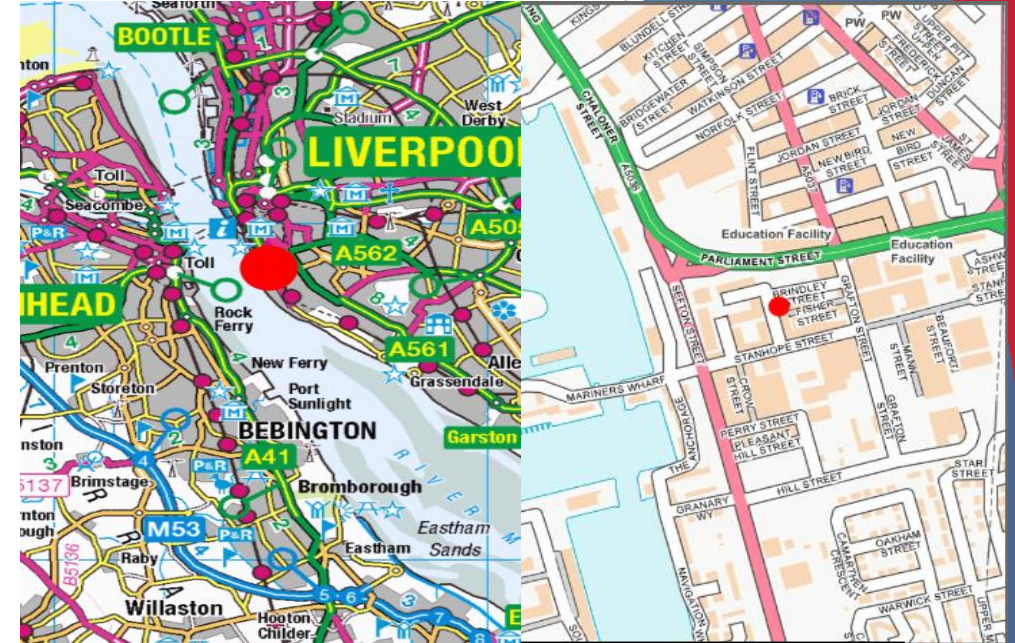
## DESCRIPTION

The property comprises a predominantly single storey warehouse building and was redeveloped following its acquisition approximately 10 years ago. It provides two self-contained light industrial units, an attractive high specification office, two stores and a garage. With the exception of the garage all areas have been extensively refurbished, including a new replacement roof to the main building.

The building consists of an exposed brick skin with a structural frame and a pitched roof.

The light industrial units and stores comprise open plan accommodation. The office accommodation comprises a large double height open plan office space and reception area, meeting facilities, kitchen and WCs and private offices.

Externally there is a large car park.



## FLOOR AREAS

Measured on a gross internal area basis the accommodation extends to:-

Unit 1	1,280 sq.ft.	118.9 sq.m.
Unit 2	2,813 sq.ft.	261.4 sq.m.
Office	3,317 sq.ft.	308.1 sq.m.
Store 1	414 sq.ft.	38.4 sq.m.
Store 2	426 sq.ft.	39.6 sq.m.
Store 3	741 sq.ft.	68.8 sq.m.
Garage	961 sq.ft.	89.3 sq.m.
<b>TOTAL</b>	<b>9,952 sq.ft.</b>	<b>924.5 sq.m.</b>

## SITE AREA

Measured using an Ordnance Survey plan we estimate that the site extends to approximately 0.43 acres (0.17 hectares).



## PRICE

Unconditional offers are invited for the freehold interest.

## EPC

Available upon Request.

## VAT

All prices and other figures are quoted net of but maybe subject to the addition of VAT.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

## LEGAL COSTS

Each party is to be responsible for their own legal costs and any stamp duty thereon in connection with the transaction.



## CONTACT/VIEWING

For any further information please contact the sole agents  
Hitchcock Wright & Partners

[nickharrop@hwandp.co.uk](mailto:nickharrop@hwandp.co.uk)

Tel No. 0151 227 3400

Mobile: 07887 951 043

[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

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