



6TH FLOOR  
LET TO SERCO PLC

**FULLY REFURBISHED**

# CENTRALHOUSE

NORWICH WAY, KIRKBY, LIVERPOOL, MERSEYSIDE L32 8AD

## TO LET

PROMINENT OFFICE BUILDING

**1,518 - 37,769 SQ FT**

(141 - 3,509 SQ M)



**HIGH QUALITY OFFICES**



**MAY SUBDIVIDE**



**FLEXIBLE LEASE TERMS**



**EXCELLENT PUBLIC TRANSPORT LINKS**



**1 MILE FROM J6 OF THE M57**



**ADJACENT TO KIRKBY SHOPPING CENTRE**



**EPC RATING OF B(95)**



**FREE PARKING IN THE 350 SPACE  
MULTI-STOREY CAR PARK ADJACENT  
TO THE BUILDING.**



**SECURE CYCLE STORE & SHOWER FACILITIES**





KNOWSLEY BUSINESS PARK

TO M62

M57

TO M58

J6

KIRKBY SHOPPING CENTRE

BUS STATION

COMMUNITY COLLEGE

MORRISONS

THE KIRKBY CENTRE

MULTI-STOREY CAR PARK

**CENTRAL HOUSE**

A5208

TACO BELL

MCDONALDS

KFC

A506

KIRKBY PRIMARY SCHOOL



# CENTRALHOUSE

NORWICH WAY, KIRKBY, LIVERPOOL, MERSEYSIDE L32 8AD

Kirkby has excellent transport links being located adjacent to the M57 Motorway, which links to the M62, which in turn gives direct access from Liverpool, St Helens, Warrington and Manchester.

The Town Centre is seeing significant investment including; Morrison's, food and beverage outlets, a proposed cinema, redeveloped bus terminus and a new rail station for Mersey rail opening 2023, connecting Kirkby with the wider north west.

The M58 motorway is located just to the north. Other major roads include the A580 East Lancashire Road, situated to the south of Kirkby Shopping Centre, which links Walton in Liverpool to Salford near Manchester, and the A506 which runs north/south to the east of Kirkby Shopping Centre.



**EXCELLENT PUBLIC TRANSPORT LINKS**



**1 MILE FROM J6 OF THE M57**

# CENTRALHOUSE

NORWICH WAY, KIRKBY, LIVERPOOL, MERSEYSIDE L32 8AD



**PROMINENT DETACHED SIX STOREY  
OFFICE BUILDING**



**ADJACENT, FREE, 350 SPACE  
MULTISTOREY CAR PARK**



**NEIGHBOURING SHOPPING CENTRE**



**FEATURE ENTRANCE WITH  
RECEPTION & SECURITY LODGE**



**FULLY REFURBISHED INTERNALLY  
& EXTERNALLY**



**6TH FLOOR LET TO SERCO PLC**



**EPC B (95)**



**SECURE CYCLE STORE & SHOWER FACILITIES**







The premises have been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a NIA Basis. The measurements are:

FLOOR	NORTH WING		SOUTH WING		TOTAL	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
<b>GROUND</b>	3,649	339	Bike storage and changing area.		3,649	339
<b>FIRST</b>	3,670	341	1,518	141	5,188	482
<b>SECOND</b>	4,284	398	2,949	274	7,233	672
<b>THIRD</b>	4,284	398	2,949	274	7,233	672
<b>FOURTH</b>	4,284	398	2,949	274	7,233	672
<b>FIFTH</b>	4,284	398	2,949	274	7,233	672
<b>SIXTH</b>	-	-	-	-	LET	LET
<b>TOTAL</b>					<b>37,769</b>	<b>3,509</b>

On site parking available & adjacent multi-storey car park.

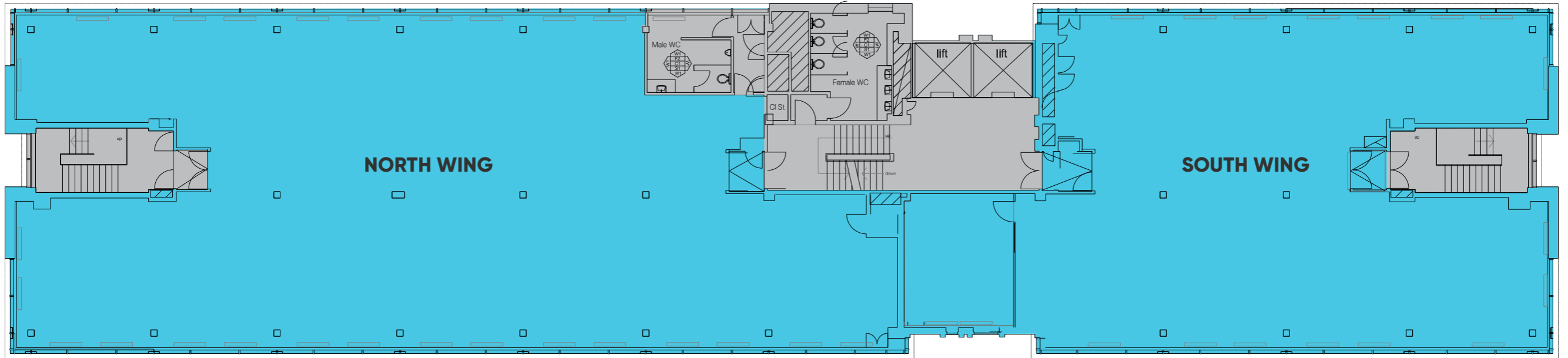
The premises are available by individual wing, whole floors or all available space of 37,769 sq ft (3,509 sq m)

The offices are finished to a high standard including;

- Full access raised floor
- Excellent natural light
- Suspended ceilings
- Feature entrance
- Double glazed
- Passenger lifts
- Gas central heating
- WC facilities to all floors

# Indicative Upper Floor

The premises are available by individual wing, whole floors or all available space.



Indicative upper floor plan

**CENTRALHOUSE**  
NORWICH WAY, KIRKBY, LIVERPOOL, MERSEYSIDE L32 8AD

**1,518 - 37,769 SQ FT**  
(141 TO 3,509 SQ M)



# Gallery









# Kirkby Amenities



MORRISONS



EDWARDS ELEPHANT



NEWTOWN GARDENS



KIRKBY MARKET



ST CHADS PARADE



ADJACENT FREE CAR PARK



## Terms

The premises will be available on a new FR&I lease on terms to be agreed.

## Rateable Value

Interested parties are requested to contact the local authority, Knowsley Borough Council Rates Dept. 03000 501 501

## VAT

VAT will be payable at the prevailing rate.

## Further Information

Please contact the joint agents:

### Phil Morley

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