

TO LET



Suite A, Seafield House, Crosby Road North, Waterloo, L22 0LG



796 Sq. Ft.

Area



£18,950 p/a

Rent



Nil

Rates - RV



C59

EPC

LOCATION

- Character office space to let
- On site Car Parking
- All inclusive rent
- High speed business broadband

Seafield House is located in Waterloo being accessed from Bramhall Road, which is connected to Crosby Road North (A565) the main arterial route into Liverpool (approx. 5 miles)

The property benefits from a prominent roadside position. Waterloo Station is within approximately 1 mile of the property and numerous bus stops are situated along Crosby Road North.



Description

The ground floor suite is situated in a detached Victorian property with generous car parking within the enclosed private grounds.

The suite benefits from good levels of natural light, is fully carpeted and benefits from a small kitchen facility.

The property provides male and female toilet facilities, and benefits from a punch pad entry and intercom entry system.

Areas

Suite A 796 sq ft (74 sq m)

Terms

Available to let on a new full repairing and insuring lease on terms to be agreed.

Rent

£18,950 per annum inclusive.

The rent is inclusive of outgoings including:

- Business Rates
- Service Charge
- Building Insurance
- Water
- Gas
- Electricity
- Car Parking

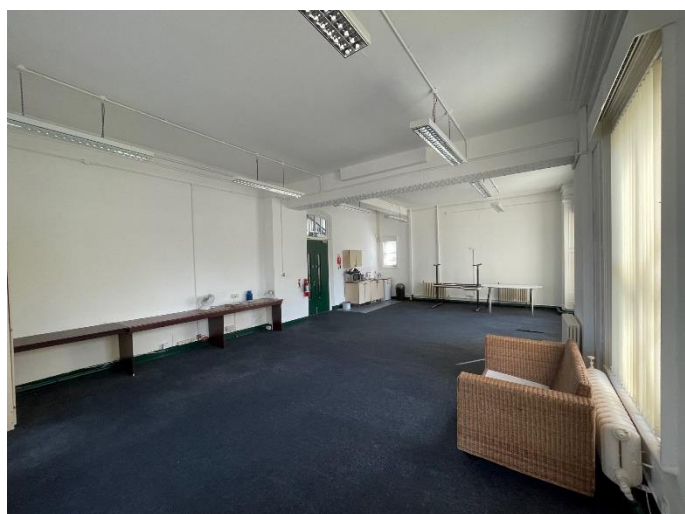


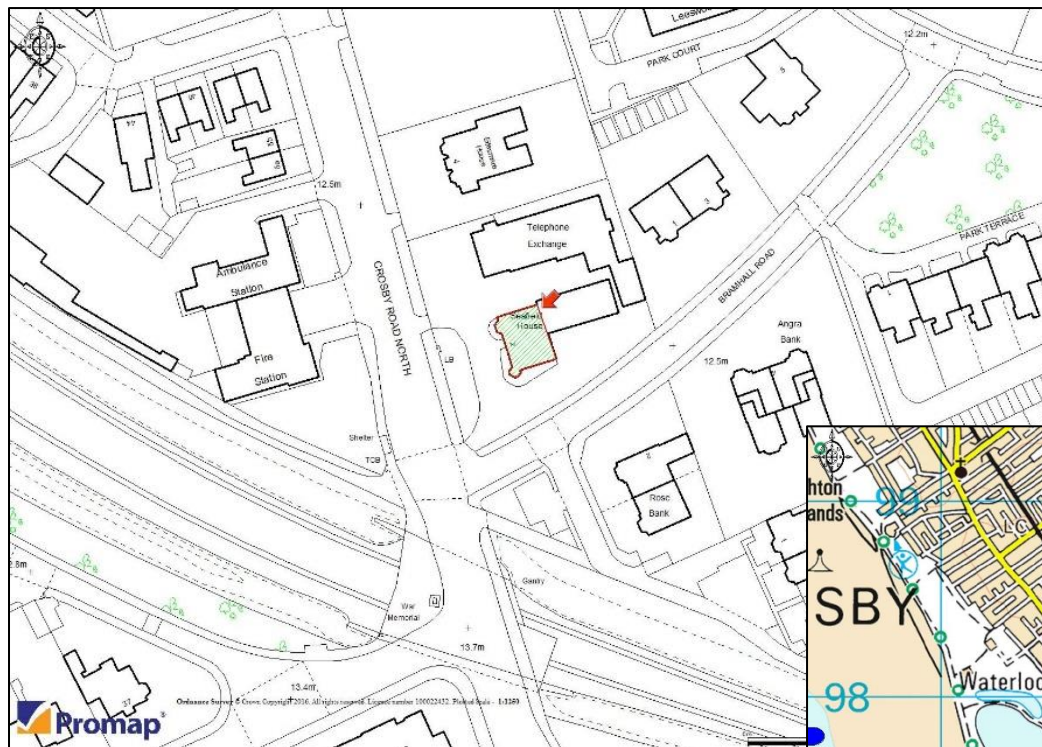
EPC

Suite A C59

Legal costs

Each party to be responsible for their own legal costs.





For further information please contact:



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Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaimer

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. May 2023