

TO LET



Modern Business Unit

Enterprise Business Park, Russell Road, Southport PR9 7RF



Unit 10 - 560 sq ft
Area



Unit 10 - £5,530 pax
Rent



Unit 10 - £4,500
Rates - RV



Unit 10 - D80
EPC

- Modern workshop/business unit
- Secure Business Park
- On site parking



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Location

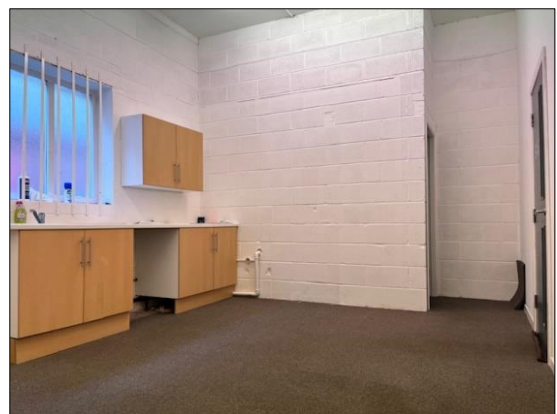
Enterprise Business Park is located at the junction of Russell Road and Cobden Road on the north eastern perimeter of Southport. The Park has ready access to the A570 Southport Road and is well situated for access to Preston, Ormskirk and Liverpool.

Description

Enterprise Business Park provides modern terraced workshop/business units ranging in size from 560 sq ft (52 sq m) to 1,120 sq ft (104 sq m) being situated around a central courtyard which provides communal car parking and loading.

The units are of traditional brick and blockwork construction under pitched tiled roofs. Access is provided via manually operated “up and over” loading doors that incorporate pedestrian access and benefit from a clearance height of 11 ft (3.4 mtrs).

Internally, the unit benefits from a concrete floor, strip lighting, WC facilities and three phase power.



7th Floor, 20 Chapel Street,
Liverpool, L3 9AG

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Mason Owen & Partners Limited: Reg No. 1426226.
Reg Office: 7th Floor, 20 Chapel Street, Liverpool, L3 9AG,

Authorised and regulated by The Financial Conduct Authority.
Partners list is available upon request.

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Accommodation

The following accommodation is currently available:

UNIT	SIZE SQ FT	SIZE SQ M	Rent PA	Service Charge	Insurance	EPC Rating	Availability
10	560 sq ft	52 sq m	£5,350 pax	£800 pa	£185 pa	D80	Available

Rates

The unit is currently assessed for rates as follows:

Unit 10 - Rateable Value: £4,500

The unit falls below the threshold for rates relief and no rates will be payable provided certain criteria is met.

All interested parties are strongly recommended to contact the Local Authority rates department to satisfy themselves that this information is correct.

Terms

The unit is available by way of new full repairing and insuring leases for a term of years to be agreed.

Legal costs

Each party to be responsible for their own legal costs.

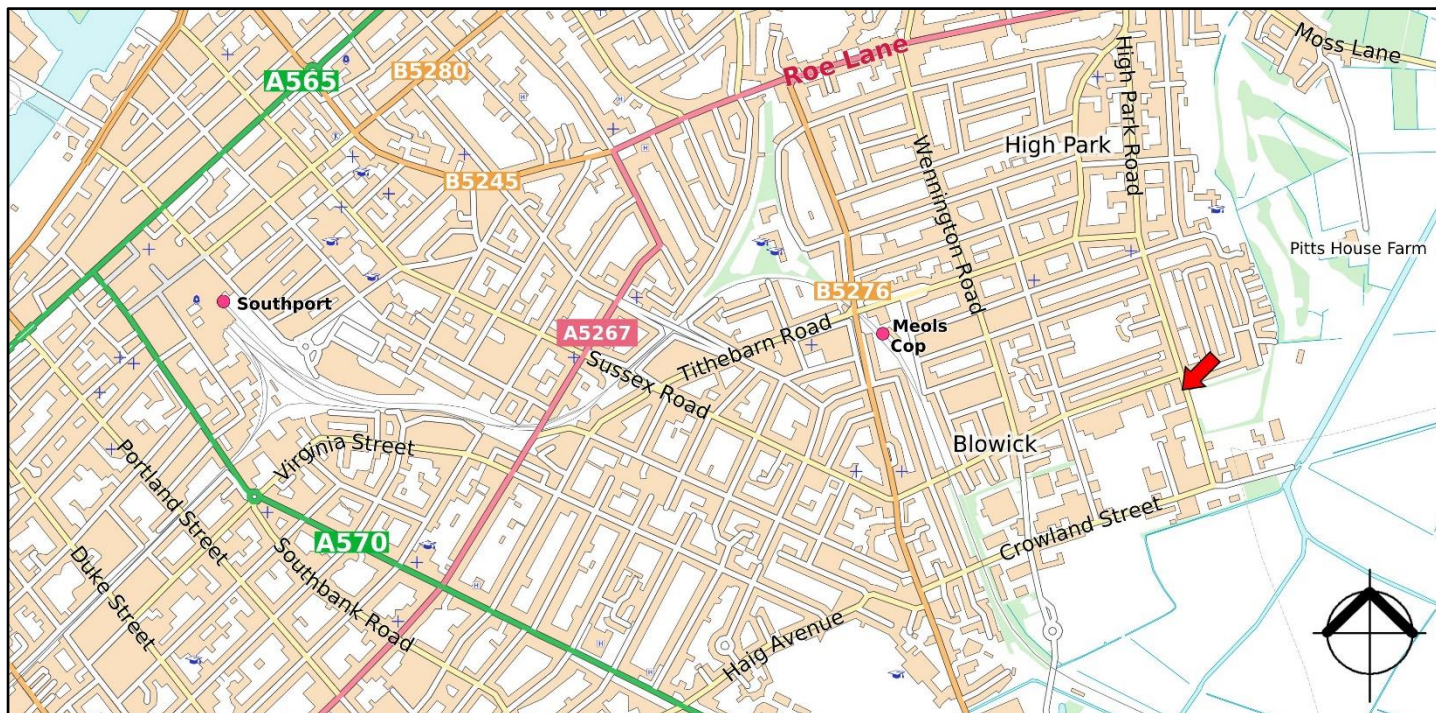


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For further information please contact:



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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

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