

TO LET
OFFICES

Eddisons



GRD & 1ST FLOORS UNIT L2, PILKINGTON COURT, PRESCOT
BUSINESS PARK, SINCLAIR WAY, PRESCOT, L34 1QG

- Self-contained office.
- Attractive business village development.
- Strategically located close to Junction 2 M57 motorway.
- On site car parking.

AVAILABLE SPACE
215 m² (2,318 sq ft)

LOCATION

The property located within Pilkington Court in Prescot Business Park an established pavilion style office development built in the early 2000's.

The property adjoins Cables Way which leads to Carr Lane and in turn to J2 M57 motorway.

It lies a short distance from the Cables Shopping Park which has a diverse range of occupiers including Tesco Xtra, Next, JD Sports, McDonalds and B&M Stores.

DESCRIPTION

The subject accommodation comprises a self-contained unit being the ground and first floors of Unit L2.

The offices are refurbished to modern specifications as follows:

- Suspended ceiling incorporating recessed lighting.
- Painted walls and carpeted floors.
- Heated via wall mounted electric radiators.
- Male and female toilets.
- Kitchenette on each floor.
- Lift.
- External car parking spaces.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, we believe the property offers the following approximate Net Internal Area.

UNIT	M ²	SQ FT
Ground & First Floor Unit L2	215.40	2,318

VAT

All prices and rentals where quoted are exclusive of but maybe liable to VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The offices are entered in the 2023 Rating List as follows:

- Unit L2 – RV - £29,500

TERMS

The offices are available To Let on terms to be agreed with following quoting rents:

Ground & First Floor L2 - £36,500 per annum exclusive.

TENURE

The property is held leasehold.

EPC

Energy Performance Certificates have been commissioned for the ground and first floors each with an EPC Rating in Band C.

A copy of the Energy Performance Certificates are available upon request.

VIEWING

Viewing strictly by prior appointment with the sole agent

Robert Diggle
Eddisons
Tel / 0151 268 5280
Email / robert.diggle@eddisons.com

JANUARY 2023
SUBJECT TO CONTRACT

For more information, visit eddisons.com
T: 0151 268 5280

Eddisons

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.



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