

Office Premises

TO LET

£14,250 Per annum exclusive of all other outgoings

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Unit 1, 14 Portland Street Trading Estate, Portland Street, Southport, Merseyside PR8 1LJ

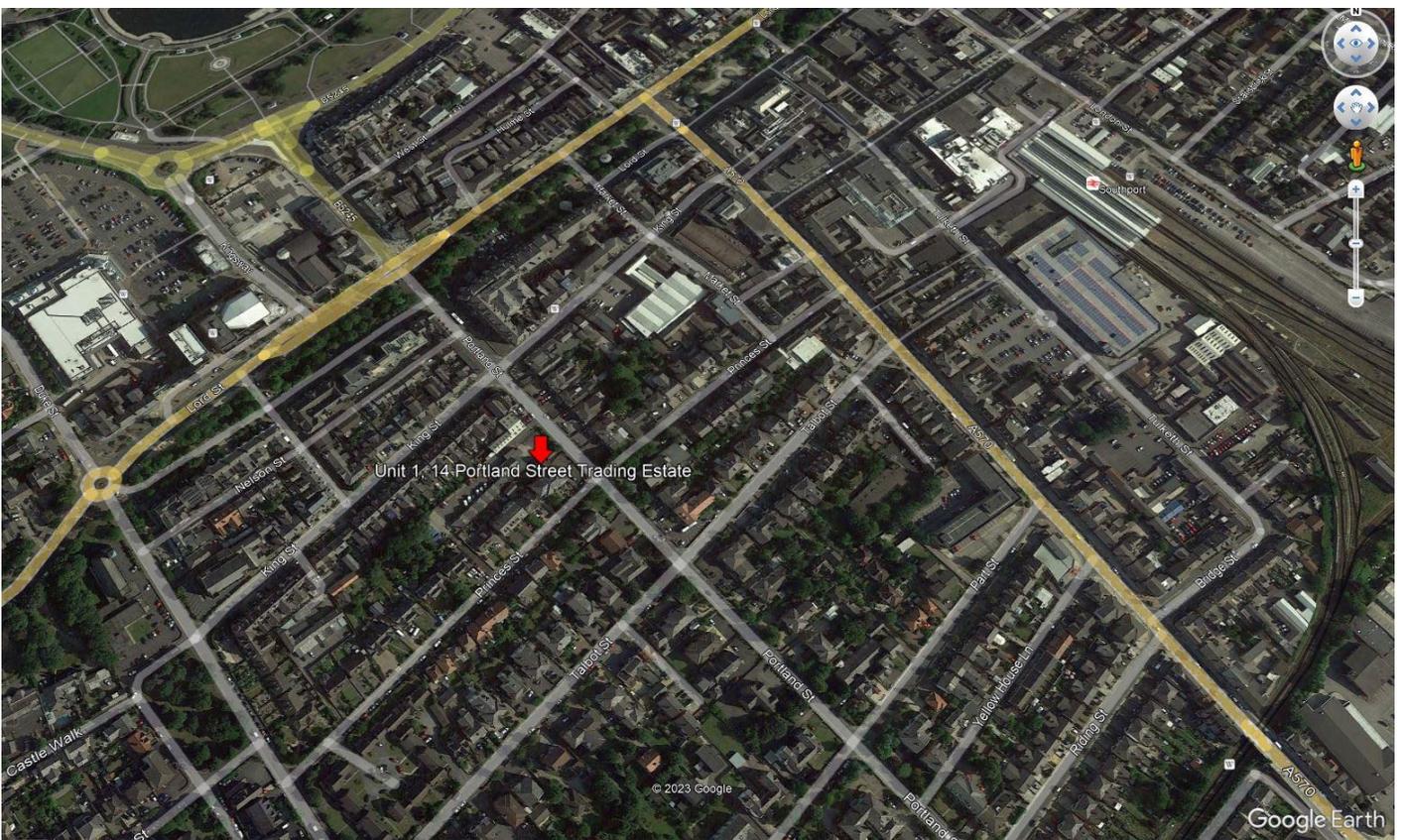
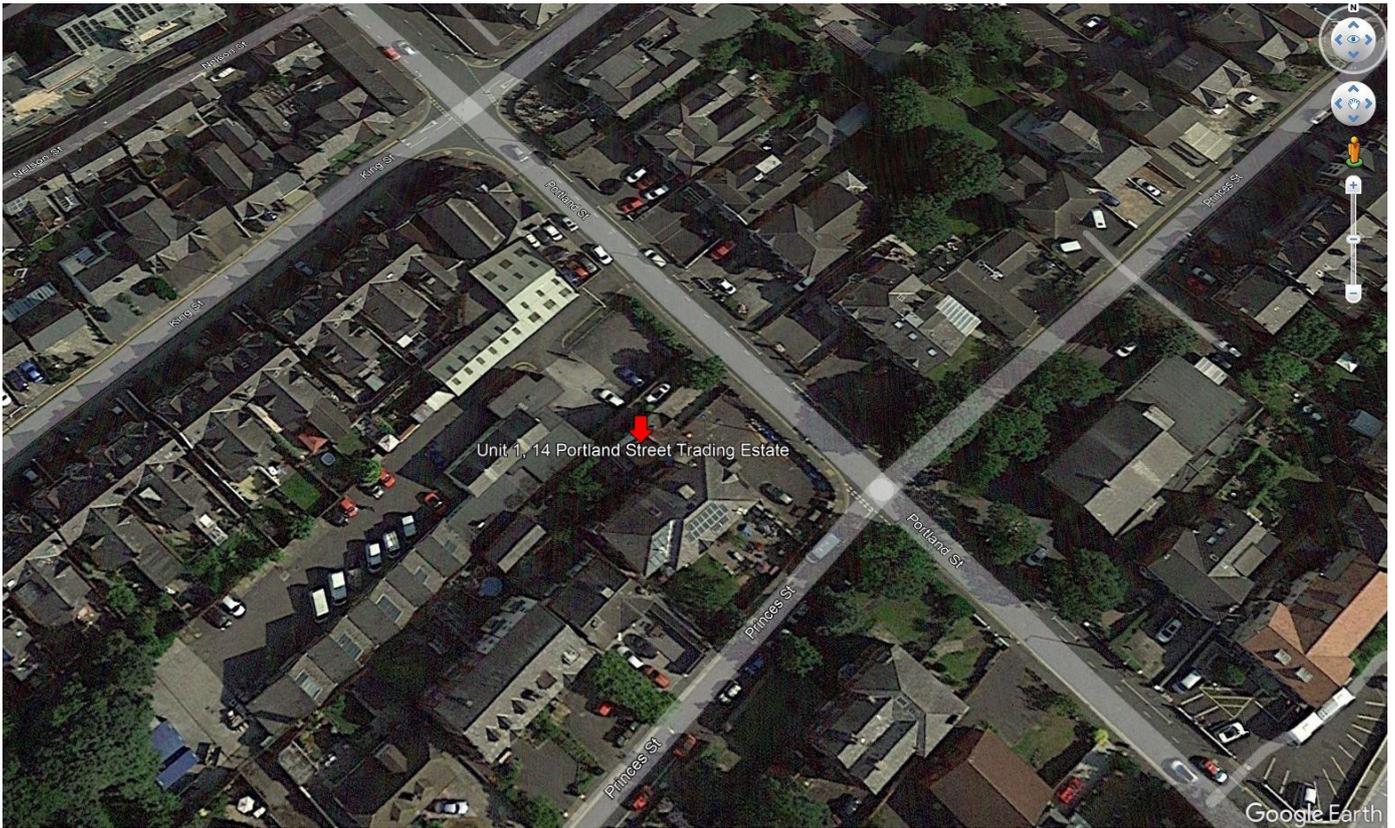


- Self-contained ground floor offices.
- Close to Lord Street and Southport Town Centre.
- 4 Car parking spaces.
- Offered by way of a new lease.
- Approximately 1,895 sq ft NIA.



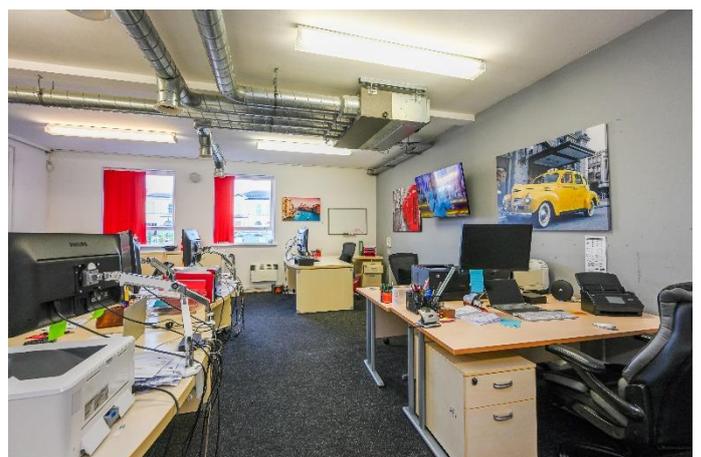
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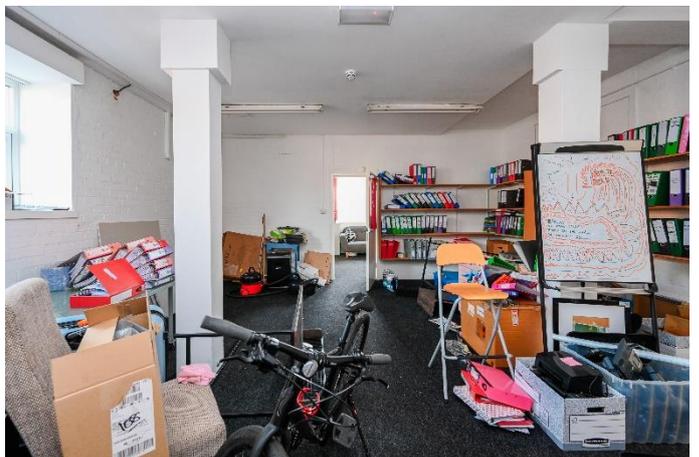
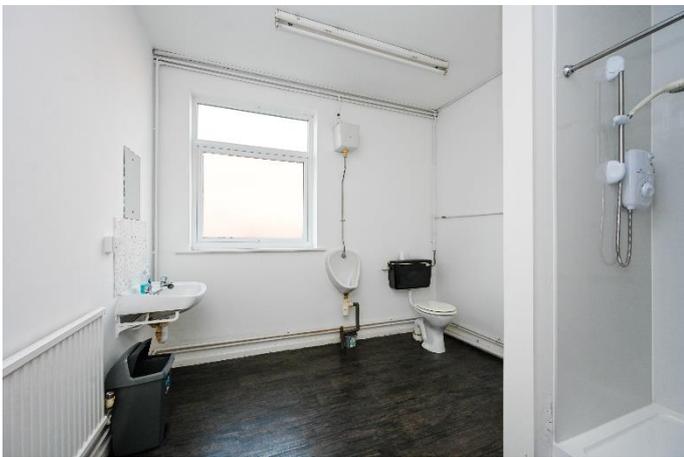
Location: Portland Street trading estate can be found at number 14 Portland Street adjacent to its junction with King Street. Lord Street is within easy walking distance, and the towns primary retail locations of Lord Street and Chapel Street. The location is also well placed to local public transport links together with its retail & leisure amenities.



Description: Ground floor offices available to let.

The office accommodation has its own entrance off Portland Street, leading into reception area with open plan area and private offices, together with male and female wc and kitchen facilities. This accommodation also provides various storage rooms accessed of a separate rear corridor. Externally the office provides 4 car parking spaces.







Rental: £14,250 per annum exclusive of VAT and all other outgoings.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective tenant.

VAT: All prices and rentals where quoted are exclusive of but may be subject to VAT.

Legal: Each party is to be responsible for their own legal costs.

Business Rates: The tenant would be responsible for the payment of business rates, if applicable.

Utilities: The tenant would be responsible for the payment of all utilities associated with their occupation

EPC: A copy of the EPC is available on request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Prepared 17 January 2024

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