

TO LET

Individual Office Suites Available

(Flexible Terms Offered)

From £22 per sq ft

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

First Floor Offices, Weld Parade, Birkdale Village, Southport, Merseyside, PR8 2DT

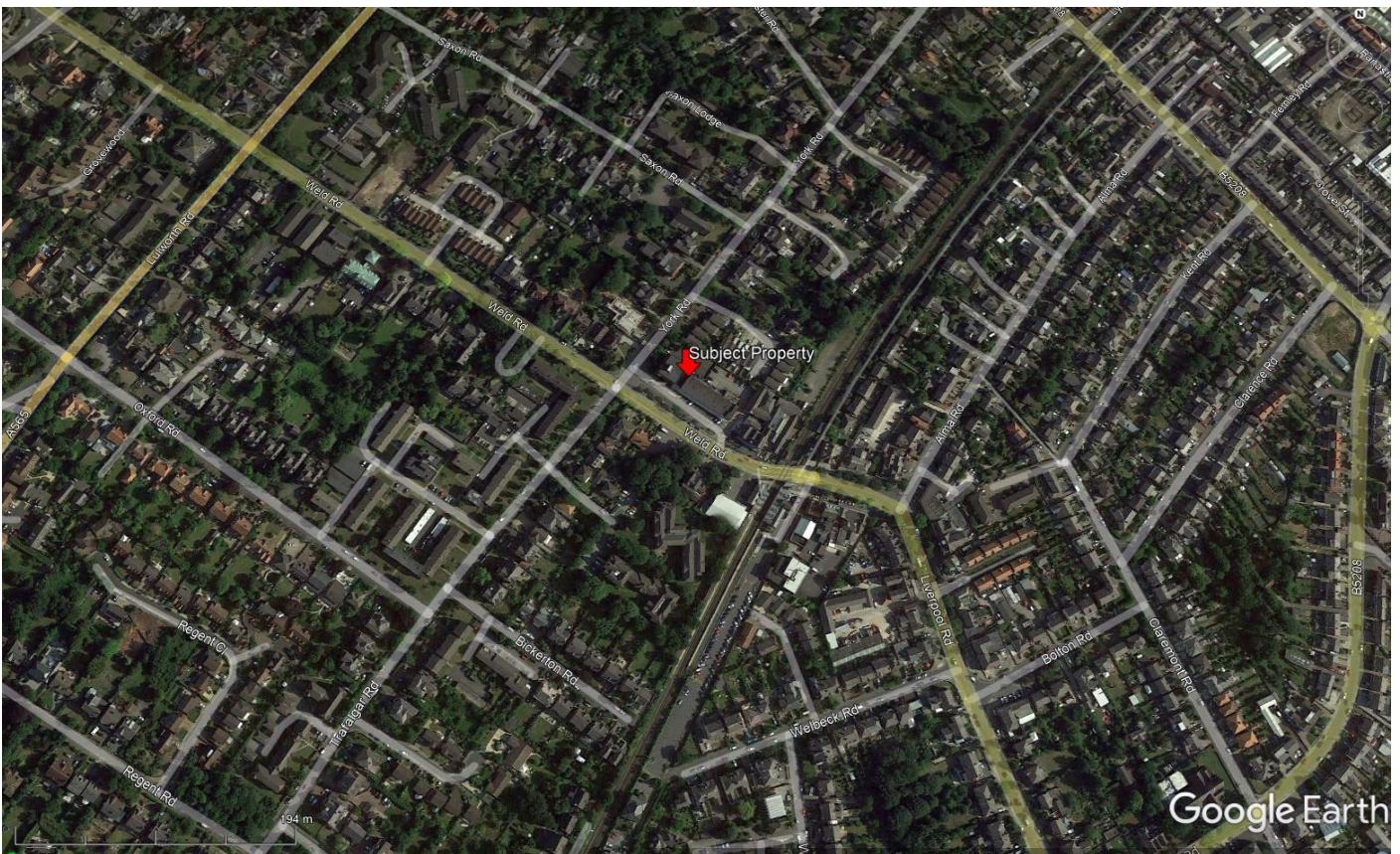
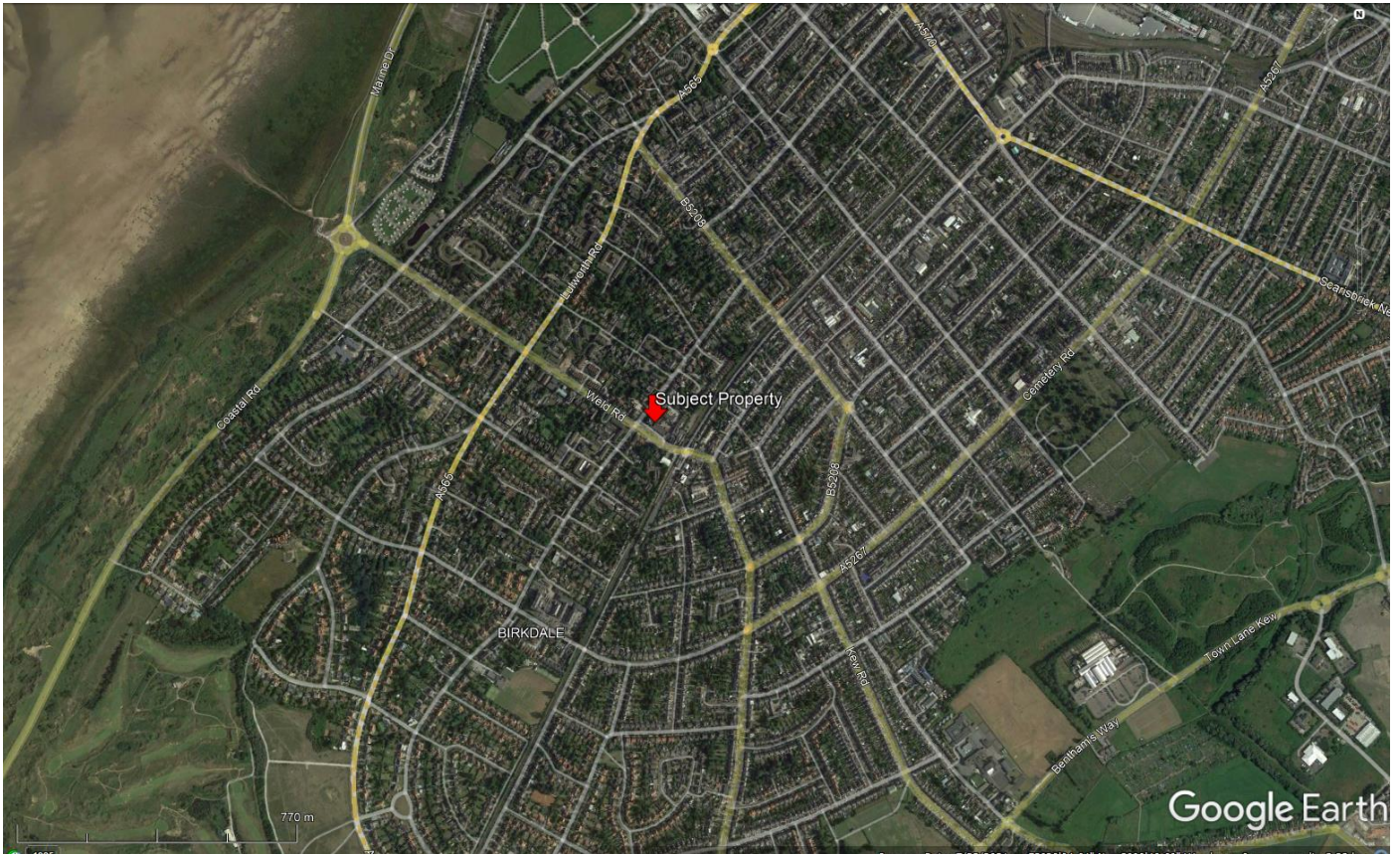


- Individual office suites to let - Flexible terms available (subject to a minimum term of 3 months)
- Birkdale Village location
- Secure car park to rear - car parking spaces available (subject to an annual fee)
- Suite 14 (approx 289 sq ft) available at £6,358 per annum



Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com

Location: The subject property is located at Weld Parade, within Birkdale Village, close to the village's train station and the various established retail and leisure outlets.

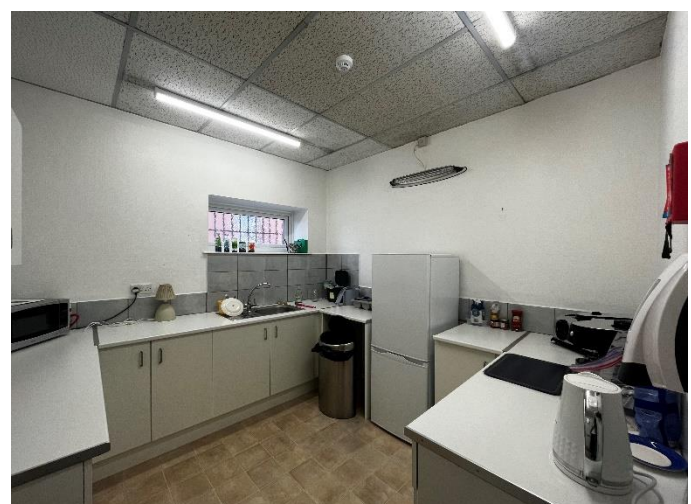


Description: The subject offices are located on the first floor of the building, above a parade of shops, with the benefit of its own entrance from the ground floor.

Available on flexible terms by way of a licence, subject to a minimum term of 3 months. The offices benefit from a communal boardroom and kitchen area. The offices have been refurbished and benefit from wall mounted electric heaters. The rental is inclusive of building insurance and service charge. Electricity charges are by way of a contribution to the landlords costs. Further details on application.

Car parking spaces available to the rear, subject to an annual fee of £480.

Photographs are for illustrative purposes only.



Rent: Rentals for the vacant suites are as follows:

- Suite 14 (approx 289 sq ft) available at £6,358 per annum – Available now

VAT: We understand VAT will not apply to the rentals.

Terms: The suites are available on flexible terms, subject to a minimum term of 3 months.

All rentals are inclusive of building insurance and service charge. Electricity charges are by way of a contribution to the landlords costs. Further details on application. Car parking spaces are available at £480 per annum exclusive.

Accommodation: Floor plan provided overleaf - not to scale and for indicative purposes only. We understand the vacant suites extend to approximately:

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.

Business Rates: We understand the offices are currently being reassessed for business rates.

Please note the ingoing tenants may qualify for small business rates exemption and therefore we recommend all interested parties satisfy themselves as to their potential business rates liability by contacting Sefton MBC rates department on 0151 934 4360.

Legal: Each party will be responsible for their own legal cost incurred in this transaction.

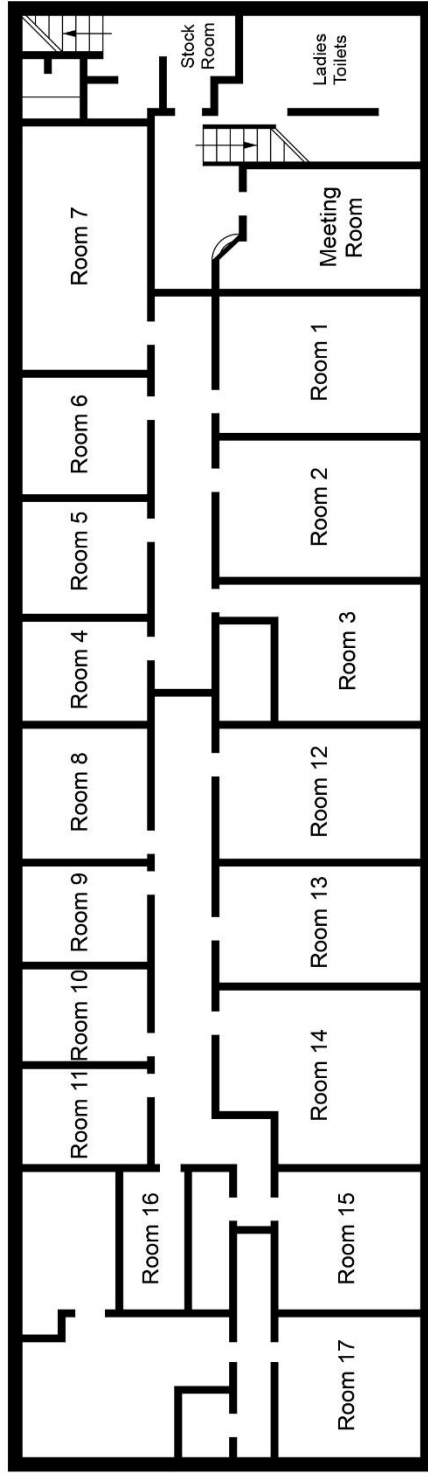
EPC: A full copy of the EPC & Recommendation Report are available on request.

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

Details Updated 21 May 2024

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and 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 them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



First Floor

Approx. Floor
Area 1361 Sq.Ft
(126.5 Sq.M.)