

Modern Specification Open Plan
Offices

To Let: from £200 - £1,618 per
month, plus service charge

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

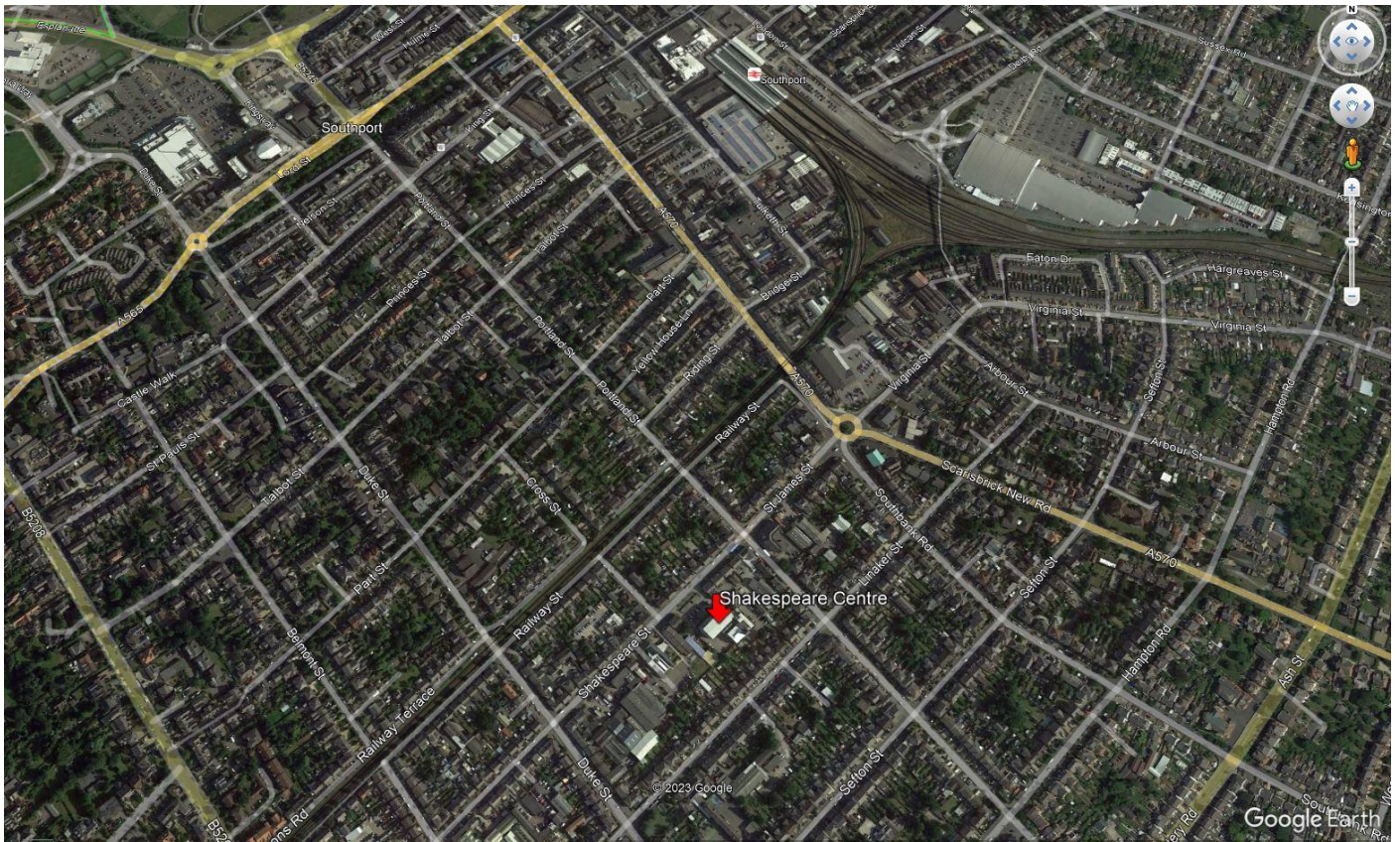
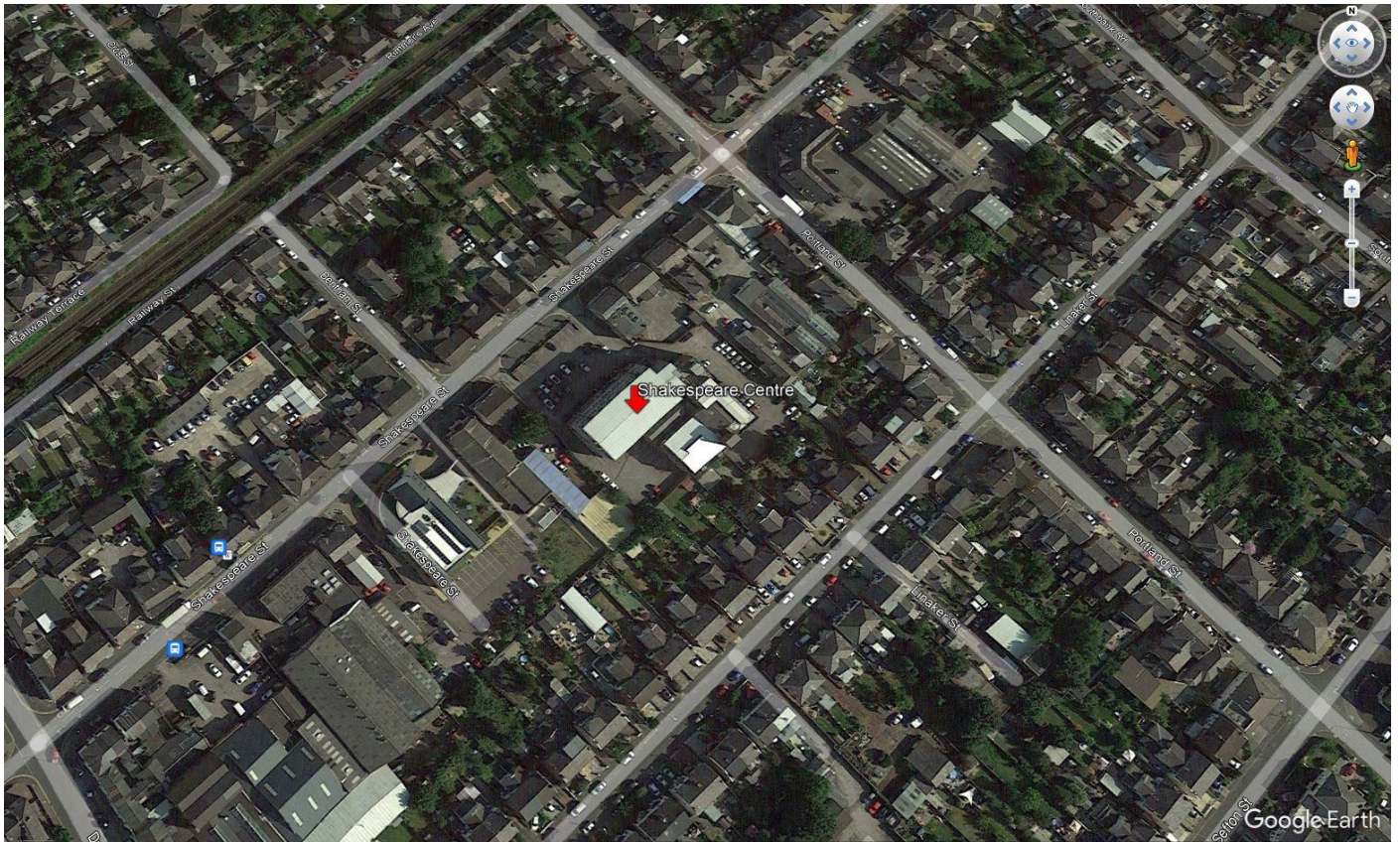
Shakespeare Centre, 45-51 Shakespeare Street, Southport PR8 5AB



- Modern Specification Offices
- Predominantly Open Plan With Private Offices
- Available By Way of a New Lease
- Car Parking Spaces Allocated
- Dedicated Entrance & Stair Well With Signage Potential From Main Ground Floor Reception Area

Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
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Location: The subject property occupies a prominent position to Shakespeare Street close to Southport Town Centre. Shakespeare Street connects to the A570 (East Bank Street), which also leads to the primary retail areas of Southport Town Centre, approximately 0.5 miles away to the west of the property, which is also well-served by various transport links.



Description: The property comprises a detached four storey office building built originally in the late 1960's/1970's of framed construction. Externally, it is phased with brick and benefits from UPVC double glazing. Internally the property is divided on each floor into a multi-let office building and finished to the following specification:

- Painted plastered walls and ceilings/carpeted floors
- Fluroscent strip lighting
- Full gas central heating
- Lift access to all floors
- 24 hour access
- Intruder alarm
- CCTV
- Car park with space for 109 cars

All inclusive packages now exclude utilities.

Rent & Accommodation:

Unit	Size	Rent	Service Charge	Utilities
Unit 5	804 sq ft	£585 per month	£168 per month	Payable direct to the suppliers
Suite 8A	268 sq ft	£250 per month	£45 per month	Payable direct to the supplier
Suite 9	1,152 sq ft	£666 per month	£336 per month	Payable direct to the supplier
Suite 10	1,668 sq ft	£966 per month	£487 per month	Payable direct to the supplier
Suite 12A	180 sq ft	£250 per month	£30 per month	Payable direct to the supplier
Suite 12B	165 sq ft	£250 per month	£28 per month	Payable direct to the supplier
Suite 12C	170 sq ft	£250 per month	£28 per month	Payable direct to the supplier
Suite 12D	137 sq ft	£200 per month	£23 per month	Payable direct to the supplier
Suite 15 & 16	2,170 sq ft	£1,618 per month	£632 per month	Payable direct to supplier
Suite 15	1,052 sq ft	£784 per month	£306 per month	Payable direct to supplier
Suite 16	1,119 sq ft	£834 per month	£326 per month	Payable direct to supplier
Suite 17b	260 sq ft	£250 per month	£43 per month	Payable direct to the supplier

Floor plans available upon request.



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 tenants.

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

Legal: Each party will be responsible for their own legal costs incurred in the preparation and completion of the lease.

Business Rates: The tenant is to be responsible for the payment of business rates.

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 Prepared 23 May 2024

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