

TO LET

Office Accommodation

£17,500 per annum

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Office at 90a Stephenson Way, Liverpool, Merseyside, L37 8EG



- Well Appointed Office Arranged Over Ground and First Floor
- Prime Headquarters Location
- Finished to a High Standard
- Approximately 700 sq ft NIA
- Available by way of a new lease



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

Location: The subject property is located on the popular Formby Industrial Estate at Stephenson Way. See aerial image below.



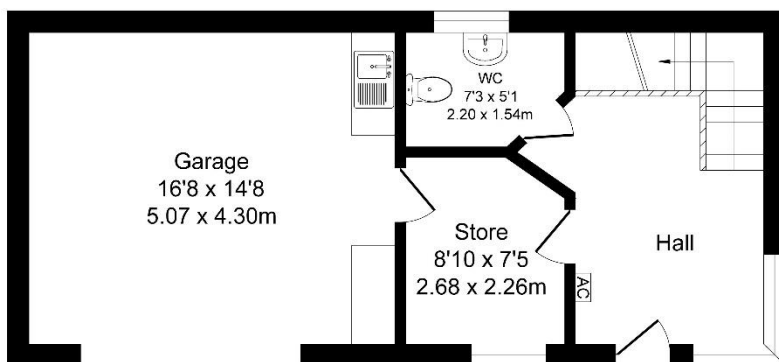
Description: The property comprises of a standalone office building to Formby Business Park, ideally located for a headquarters operation. The well appointed office accommodation is arranged over ground and first floors, finished to a high standard. Typical specification includes commercial carpet floor coverings, plastered and painted walls, louvered light fittings, air conditioning and modern kitchen & bathroom facilities.



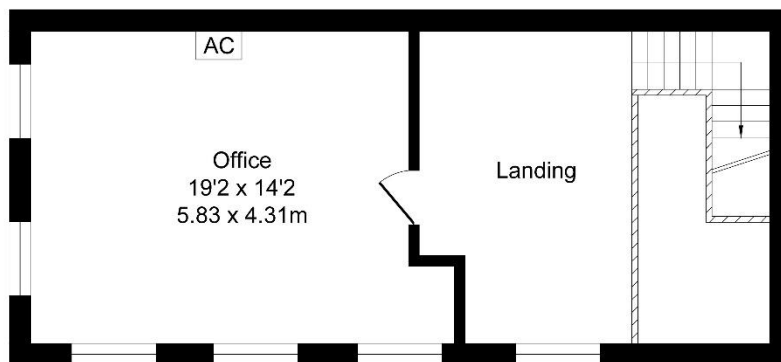


Accommodation: We understand the property provides an approximate Net Internal Area of 700 sq ft.

(Floor plan not to scale and provided for indicative purposes only.)



Ground Floor



First Floor

Terms: Available by way of a new lease on terms to be agreed, subject to appropriate references and deposit.

Rent: £17,500 per annum, exclusive of 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 tenants.

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

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

Business Rates: The tenant will be responsible for the payment of Business Rates.

We understand from our investigations with the VOA that the property has a rateable value as follows: Offices and premises - £5,000.

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 31 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.

