

Headquarter Offices with High
Specification Production Areas

TO LET (May Sell)

Rental: £97,500 per annum

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

KLH House, Wight Moss Way, Southport, Merseyside PR8 4ZZ



- Campus Style Headquarters Offices with High Specification Production Areas.
- Plentiful On Site Parking - 33 as existing but drawings prepared to show up to 95 - subject to the necessary consents.
- Approximately 9,800 sq ft GIA
- Scope for high specification production areas to be readily converted into open plan offices.
- Attractive secure landscaped plot within established Business Park location.
- Available by way of a new lease - may also consider a sale.



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Location: KLN House is located on Wight Moss Way within Southport Business Park which in turn can be found off Town Lane Kew, close to Southport Hospital and major retailers such as Tesco and B & Q off the Meols Cop roundabout A570. Aerial images below.



Description: Detached brick built campus style headquarter premises within an enclosed attractive landscaped site, currently providing 33 car parking spaces, but plans have been prepared to show up to 95 car parking spaces, subject to the necessary consents.

The main entrance has security inner doors leading into a spacious reception office area with large boardroom and adjacent directors office, in addition to a fully fitted kitchen break out room, with further private offices, secure storage room and w.c./shower room.

Beyond this is a spacious open plan area with plentiful natural light from window to both side elevations.

The prestige office accommodation is exceptionally well appointed throughout, the typical specification offers suspended ceilings incorporating recessed louvres or spot lighting, carpet or tiled floor coverings, gas central heating supplemented by air conditioning/heating/cooling to most areas.





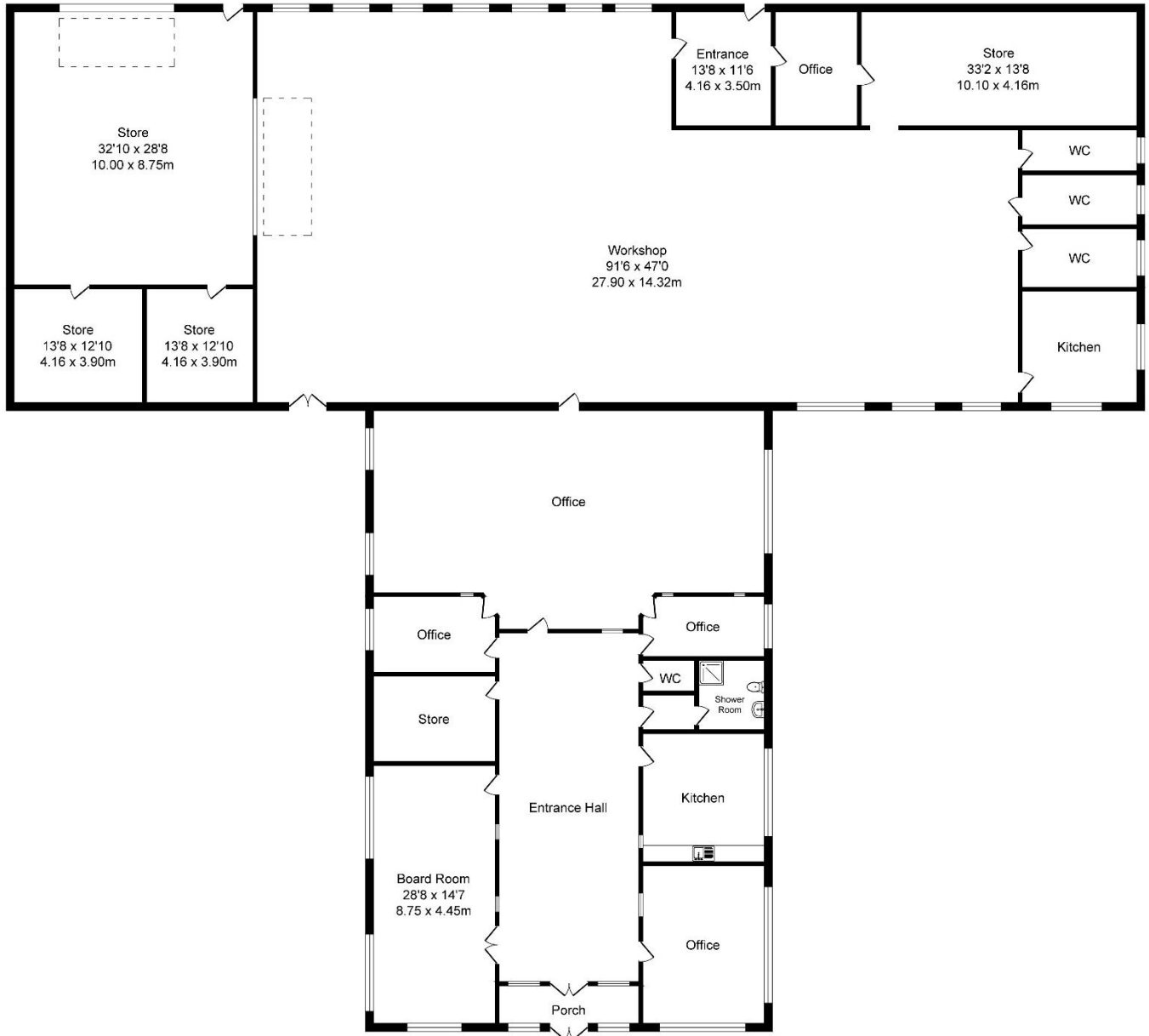
Beyond the open plan office area is the high specification production area currently used for electronic assembly, which has vinyl floor coverings, suspended ceilings incorporating recessed spot lighting in addition to natural light by way of windows to the rear elevation. Subject to appropriate alterations, this area could readily be converted into a further open plan office area suitable for a call centre or similar, with comfort cooling/heating private offices, wc facilities and separate kitchen area.

From the production area there is an internal roller shutter door leading into a store area with plant room and separate storage room off, again with suspended ceiling incorporating recessed spot lighting or strip lighting and vinyl floor covering. This area also has a roller shutter to the rear parking/yard area.



Accommodation: Floor plan not to scale and provided for indicative purposes only.

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Rent: £97,500 per annum exclusive of all other outgoings.

References and deposit will be required.

The vendors may also consider a sale. Further details on application.

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

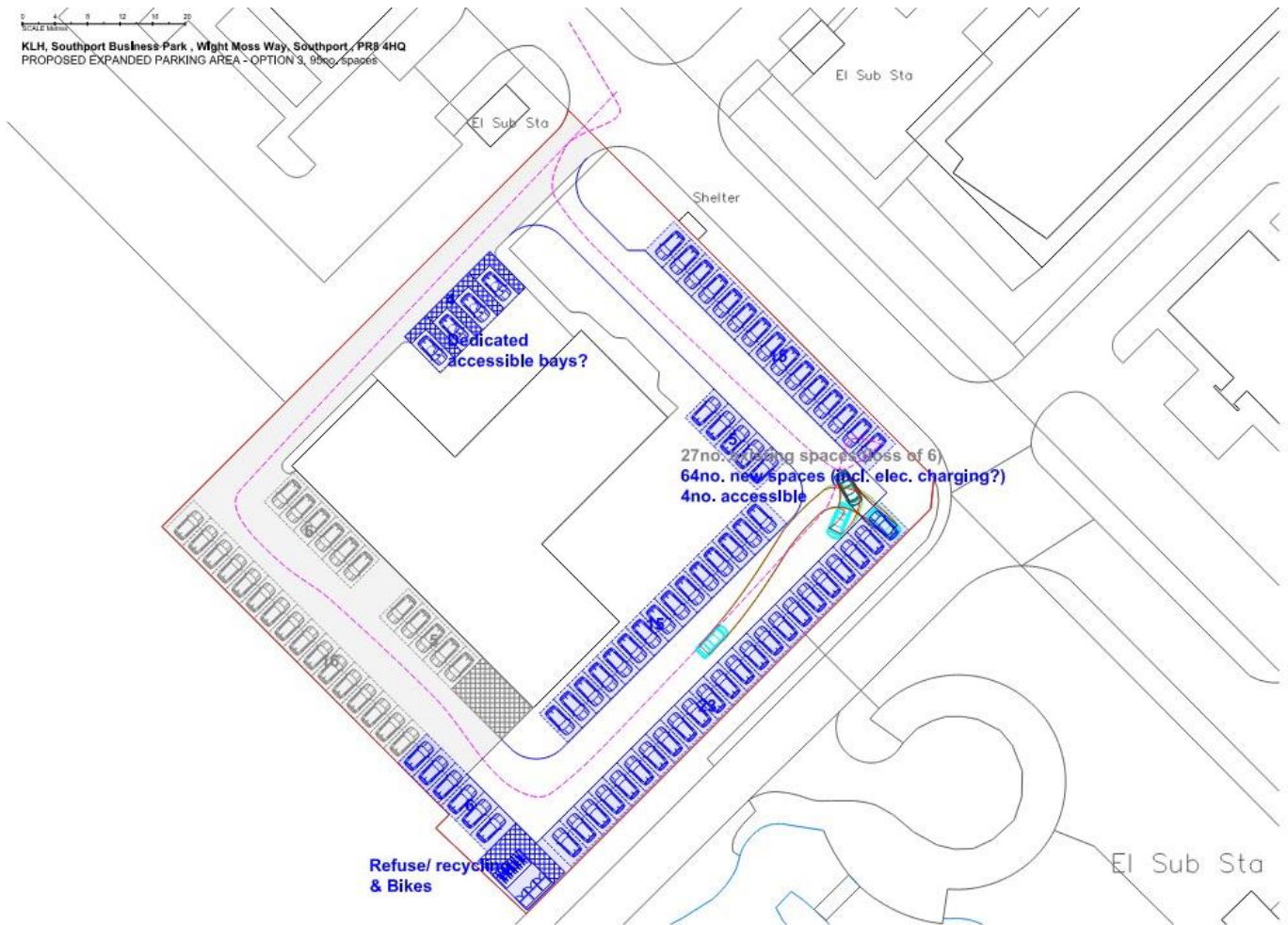
Legal: Each party is responsible for their own legal costs.

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

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

Rateable Value: £58,000.

Parking Plan



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

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.

Details Prepared 27 June 2024

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