

INDIVIDUAL OFFICE SUITES
AVAILABLE TO LET

£275.00 per month

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

First Floor, Heritage House, Hoghton Street, Southport, Merseyside PR9 0TE



- Individual Offices To Let
- Modern Specification
- Flexible Terms Available
- All-Inclusive Rentals from £275.00 Per Month (No VAT).



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

Location: Heritage House is situated on Houghton Street close to its junction with London Road and close to the retail amenities and train station on Chapel Street.

Description: The first floor comprises of a series of individual offices, which benefit from communal kitchen and WC facilities. Available on flexible terms by way of a monthly tenancy agreement, on a standard document. There is a door answering service from 9-5:30, but thereafter, there is also 24-hour access arrangement, each individual office being lockable. The post is also delivered and there are tea, coffee, milk, juice facilities available for the tenants. The windows are cleaned regularly and internally, the cleaners clean not only the common areas, but the offices themselves twice a week.

The landlord can provide a desk and a chair, however, there is other furniture available if so required.

The rental is inclusive of gas, water and electricity. Sets of keys are provided for 24-hour access, as well as the alarm details and occupiers will have the benefit of unrestricted Wi-Fi internet access, in addition to uniform standard signage provided at various points within the building.

Accommodation: Floor Plan provided below, however not to scale and provided for indicative purposes only.

Rent: The rental is £275.00 per month. References and anti-money laundering photo ID and proof of address will be required. One month deposit and one months rent in advance would also be required.

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.

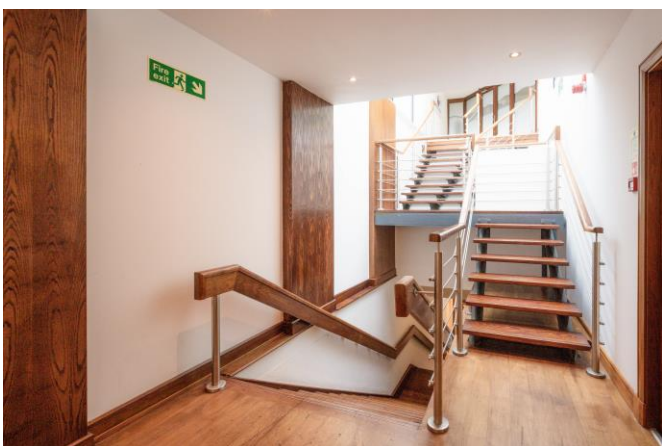
VAT: We understand VAT would not be applicable to the rent.

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

Business Rates: We understand that with regards to business rates, subject to the ingoing tenants meeting the necessary criteria, they may be exempt from the payment of business rates.

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

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





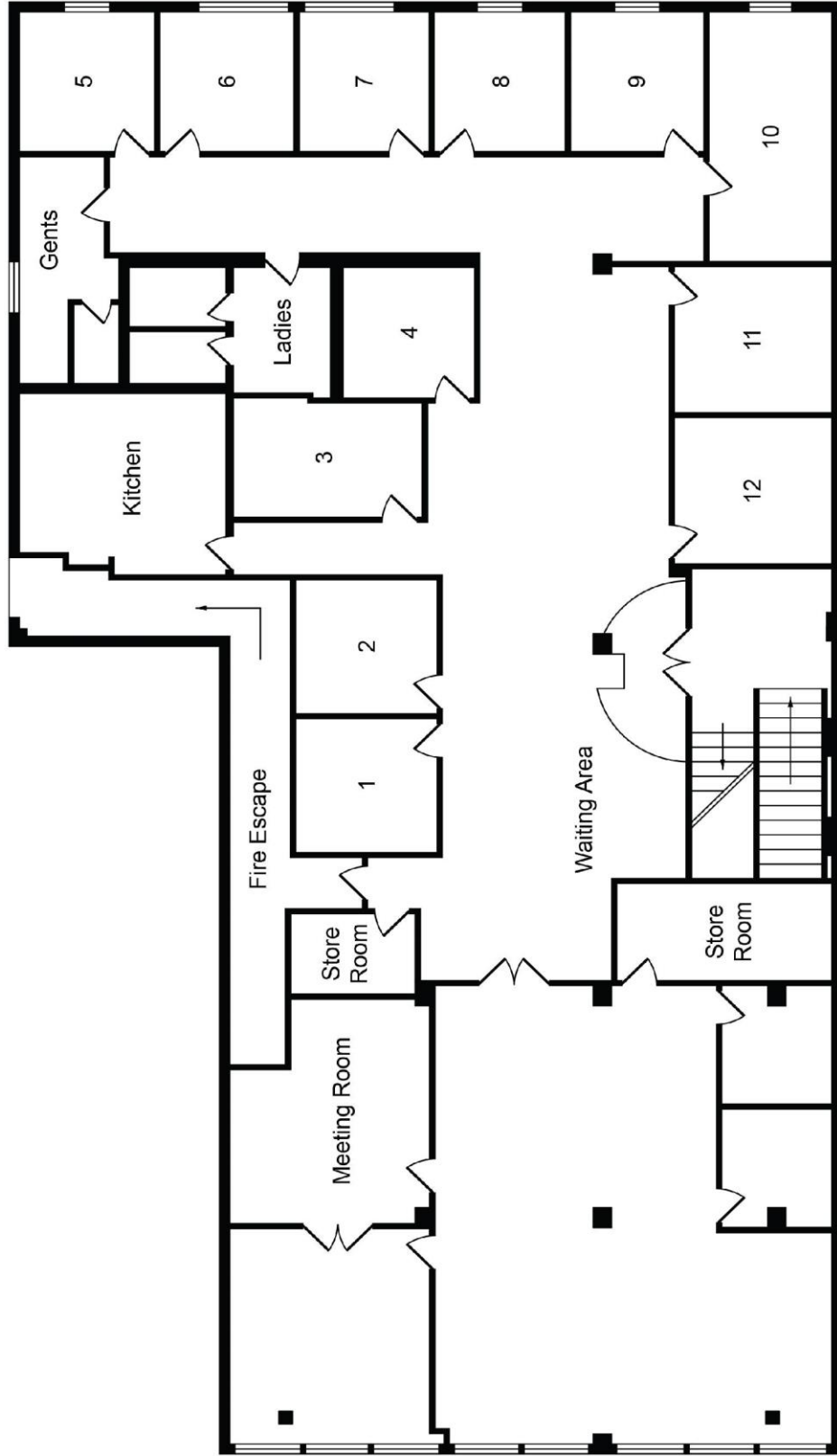


Details Prepared 20 September 2023

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Total Approx. Floor Area 4360 Sq.ft. (405.1 Sq.M.)

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



Approx. Floor
Area 4360 Sq.Ft
(405.1 Sq.M.)