

TO LET

First Floor Office

£300 pcm

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

## Office 4, 4 Post Office Avenue, Southport, PR9 0US



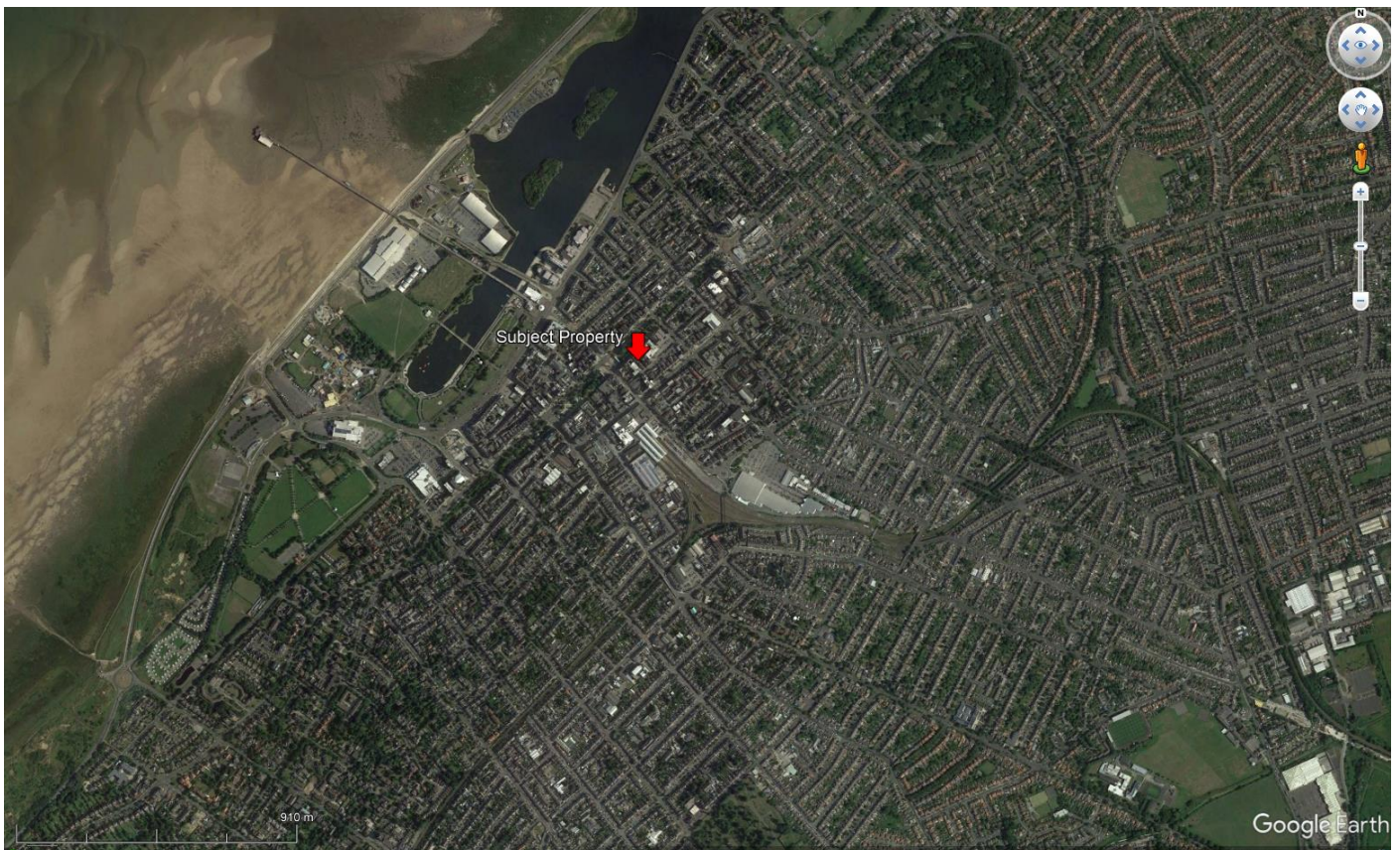
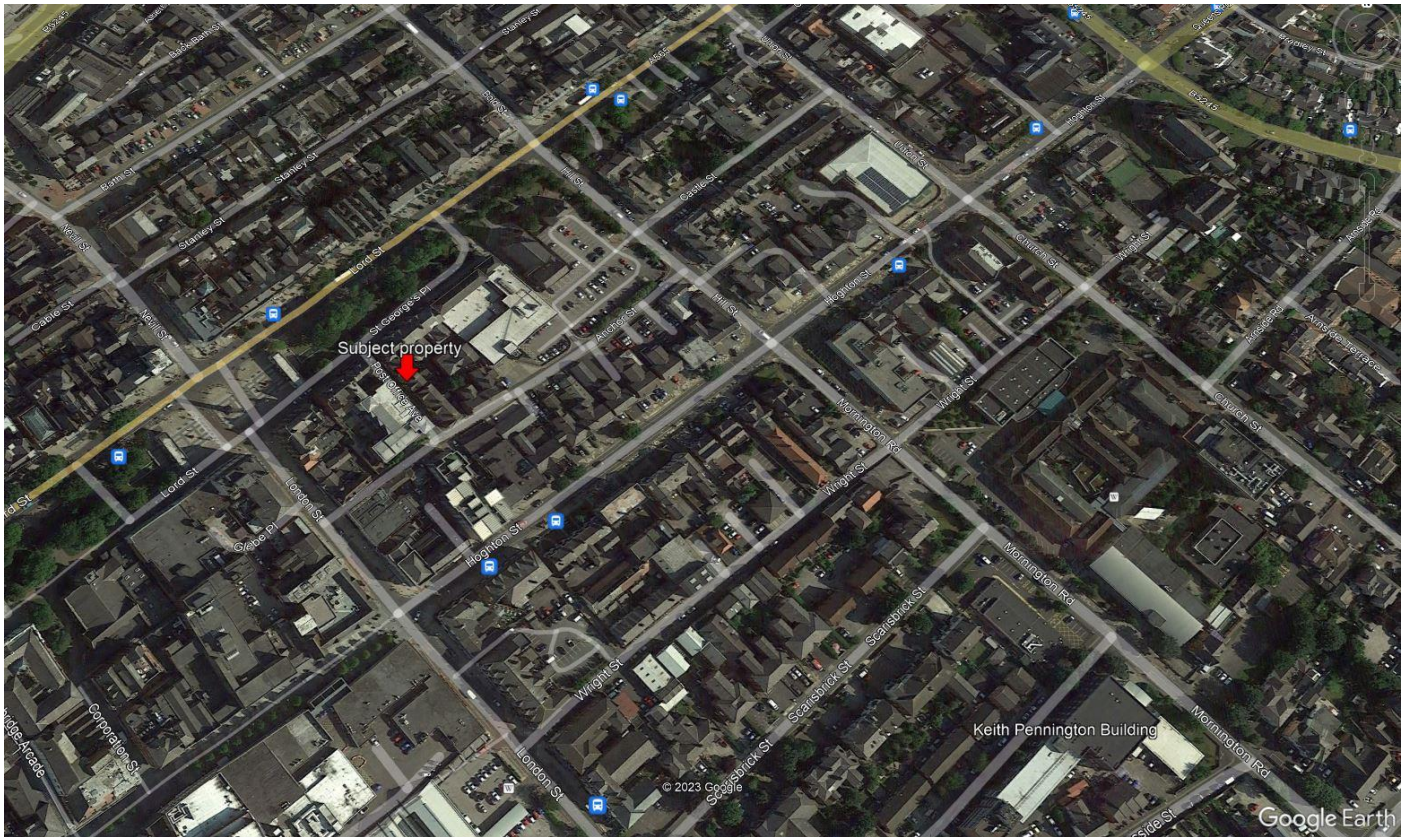
- **Attractive Period Property Providing a Variety of Individual Suites or Potential Combinations Thereof**
- **Well Maintained and Presented Throughout**
- **Flexible Lease Terms Available – Short Term Lets Considered subject to a minimum term of 6 months**
- **Available due to relocation**
- **Office 5 is also available & could be let combined at a discounted rental**



Fitton Estates, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG  
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Email: [info@fittonestates.com](mailto:info@fittonestates.com)

**Location:** 4 Post Office Avenue is situated just off Lord Street interconnecting with both the business and retail areas of the town.

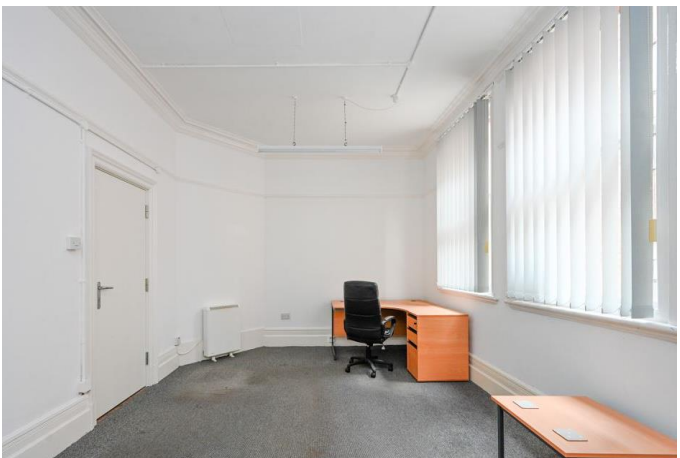
Post Office Avenue and the immediate area is an established location for professional office units such as solicitors, accountants and estate agents and is exceptionally well positioned for the retail amenities and public transport links of the town.



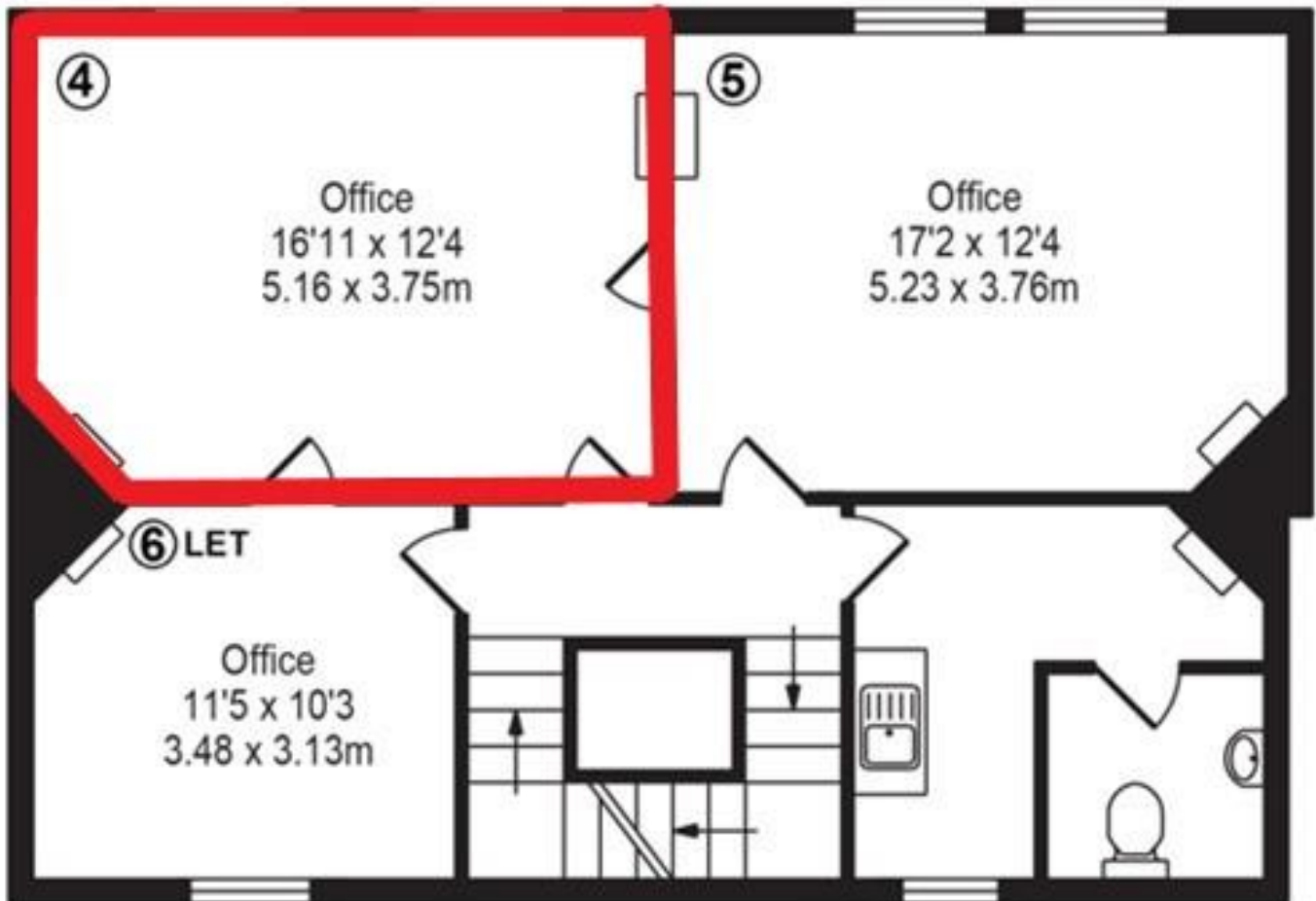
**Description:** First floor office suites available to let.

4 Post Office Avenue provides a variety of individual office suites over ground, first and second floors.

The property has been refurbished throughout and is well maintained by the landlords and provides ideal individual office accommodation together with communal kitchen and WC facilities to each floor. Security is provided with an external and internal intercom system in operation. An attractive entrance door leads onto the main hallway with the subject offices to the first floor.



**Accommodation:** Please refer to the enclosed floorplan which is not to scale and provided for indicative purposes only.



**Rent:** £300 per calendar month exclusive of all other outgoings.

Deposit and references may be required.

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

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

**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.

**Business Rates:** We understand the tenants are responsible for the payment of any 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 Updated 13 May 2024**

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