



## Duke Street Southport, PR8 1SE **£800 Per Month**

In the heart of Southport, this commercial office space on Duke Street presents an excellent opportunity for businesses seeking a prime location. Spanning an impressive 1,012 square feet, the property is well-suited for a variety of professional uses, currently serving as an accountant's office.

Upon entering, you are greeted by a welcoming entrance hall that leads to a small reception desk/office room, ideal for greeting clients. The office boasts two spacious office rooms, providing ample space. Additionally, the property features a well-equipped kitchen, two convenient storage cupboards, and two toilets, ensuring that all essential amenities are readily available.

The strategic location on Duke Street offers excellent visibility and accessibility, making it an attractive choice for businesses looking to establish themselves in a bustling area. With the option for a long-term lease, this office space is a fantastic opportunity for those seeking a professional environment in a vibrant community.

Whether you are an established business or a start-up looking to make your mark, this office on Duke Street is poised to meet your needs and support your growth. Do not miss the chance to secure this versatile space in a key location.

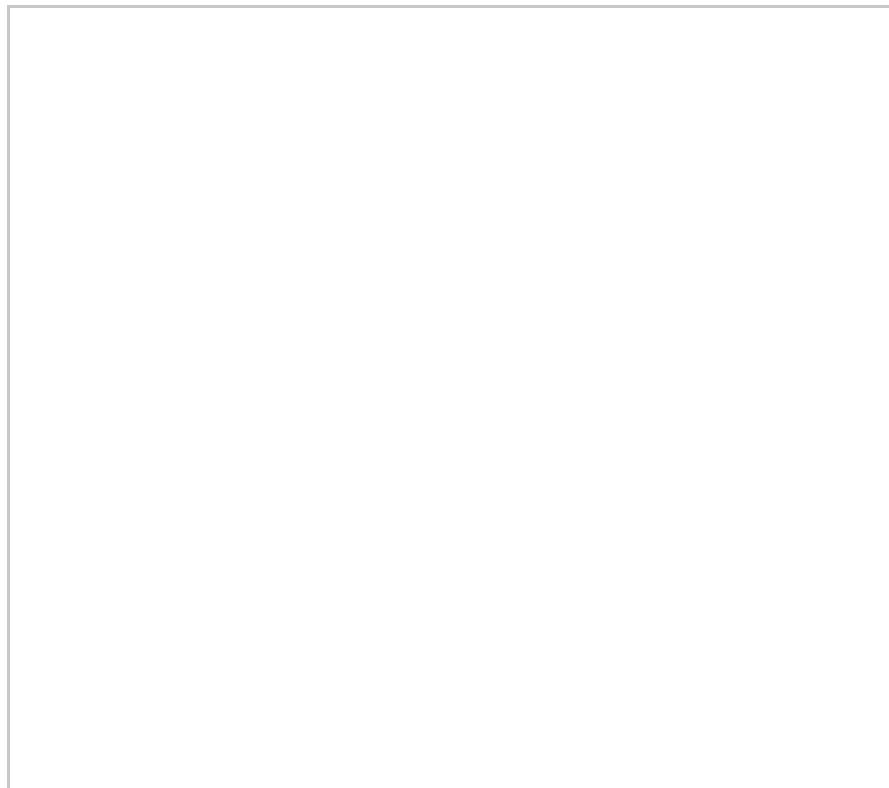
### Viewing

Please contact our Flexi-Agent Southport Lettings Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- Prime Location
- Spacious 1,012 sq ft office
- Two large office rooms
- Off-road parking for two cars
- Functional kitchen
- Two convenient storage rooms
- Small reception/office room
- Long-term lease available
- £800 + VAT per calendar month



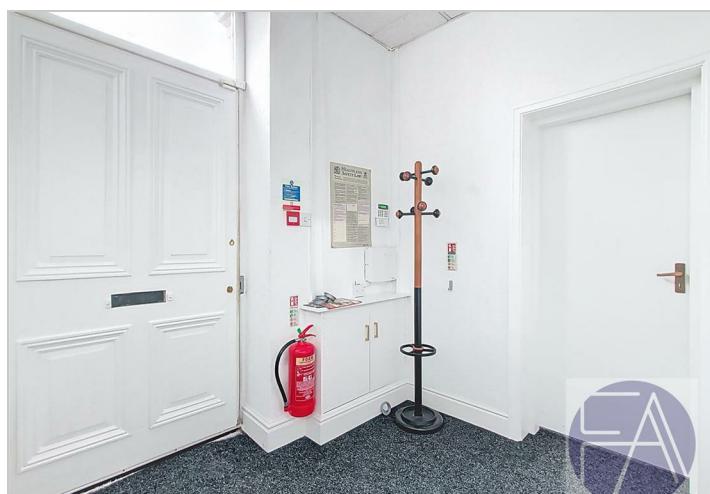
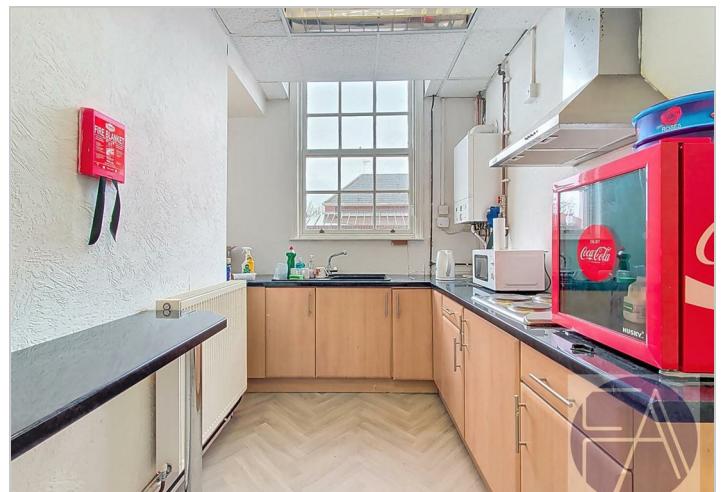
## Floor Plan



## Area Map



## Energy Efficiency Graph



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