

Office 1 Duke Street

, Formby, L37 4AT

£400

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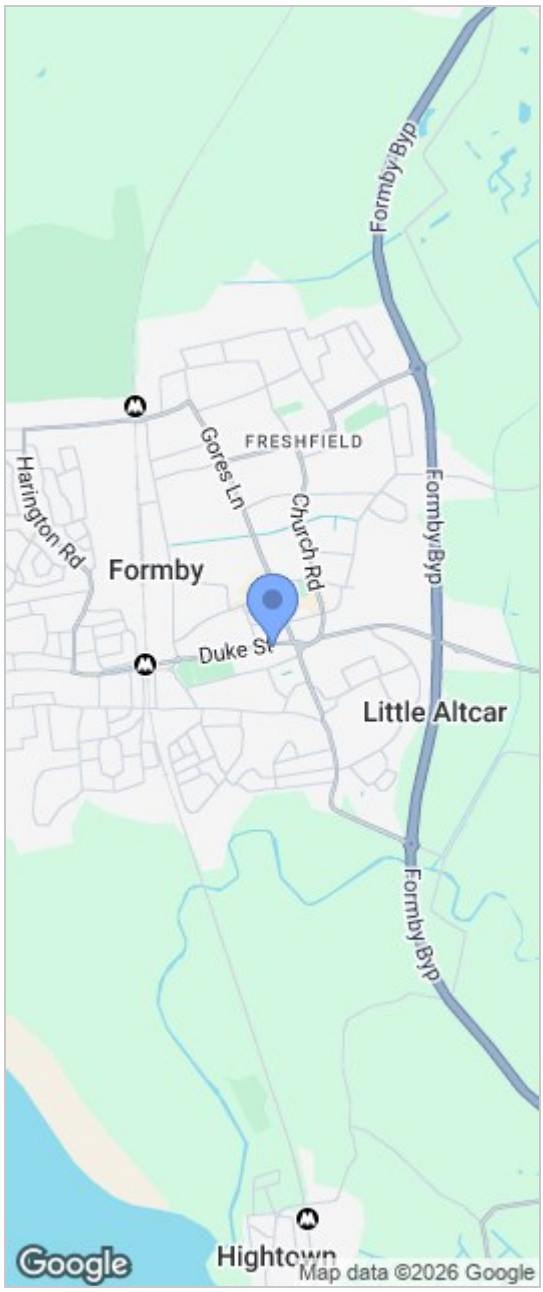
Abode are pleased to welcome to the 'Commercial Rental Market' this office based in the Formby Business Centre. Formby is an affluent town located approximately 12 miles north of Liverpool City Centre. Formby train station is within walking distance and the motorway network is only a short drive.

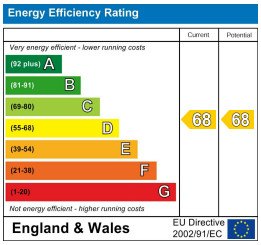
It benefits from 1 parking space on the front of the building, intercom entrance, alarm system, gas central heating and double glazing and communal kitchen.

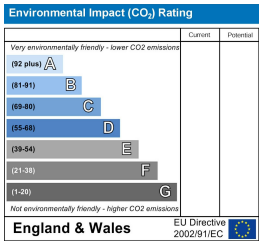
- Terms of lease to be negotiated.
- The property is elected for VAT which will be added to the marketed rental value.
- Marketed rental value includes the service charge and is reviewed annually.
- Service charge to include all utilities other than broadband & TV - full list can be provided.
- Rateable value - £2700

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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