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**TO  
LET**



## SELF CONTAINED OFFICE SUITE

210 m<sup>2</sup> ( 2,260 ft<sup>2</sup> )

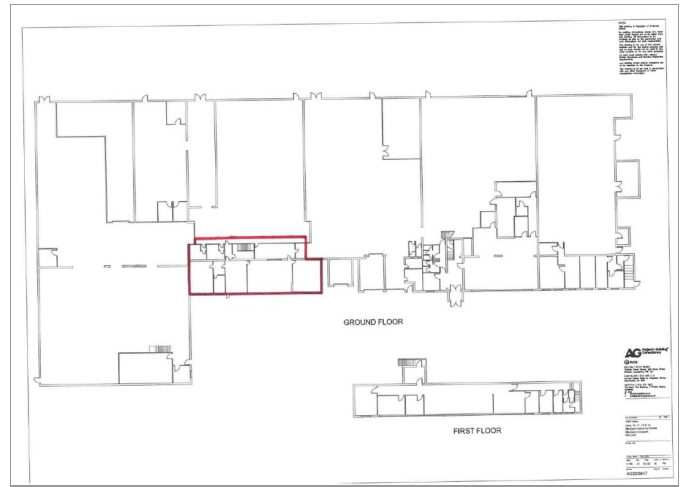
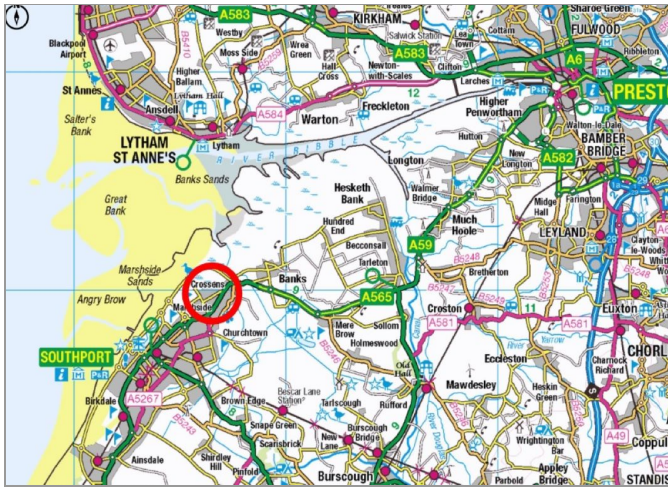
**21a Slaidburn Crescent  
Slaidburn Industrial Estate  
Southport  
PR9 9YF**

- Accessible location to the north east of Southport accessed via the A565
- Established business park location
- Good quality offices
- Internal repairing terms / no service charge
- 7 allocated car parking spaces

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

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## Location

The property is situated within the well-established Slaidburn Industrial Estate, which is the principle industrial estate lying at the northern end of Southport.

The estate lies approximately 3 miles north of Southport Town Centre and is well placed for access to the A565 which links Southport with Preston. Access to the motorway network is via Junction 27 of the M6 or Junction 3 of the M58 via Ormskirk.

## Description

The premises comprise part of a wider detached industrial building, being of brick construction, beneath part metal clad roof panels and part flat roof.

The offices comprise a range of cellular offices of varying sizes and generally benefit from:-

- Suspended ceilings
- Recessed category II lighting
- UPVC double glazed windows
- Perimeter IT trunking
- Gas fired central heating
- Wall mounted air conditioning/comfort cooling
- Kitchenette
- WCs

Externally, the unit is accessed via a shared yard, with 7 allocated car parking spaces.

## Accommodation

The property extends to an approximate net internal floor area of 210 m<sup>2</sup> (2,260 ft<sup>2</sup>).

## Services

We understand mains electricity, gas, water and drainage are available to the premises.

## Rating Assessment

The premises are currently assessed as a whole with a new rating assessment pending.

Interested parties are advised to make their own separate enquiries with the local rating authority Sefton Council – [business.rates@sefton.gov.uk](mailto:business.rates@sefton.gov.uk).

## Planning

We understand that the premises benefit from a use as offices generally within Class E(g)(i) of the Town & Country Planning (Use Classes) (Amendment) (England) Regulation 2020.

Interested parties are recommended to make their own enquiries with the planning department at Sefton Council ([www.sefton.gov.uk](http://www.sefton.gov.uk)).

## Tenure

The premises are available by way of a new internal repairing and insuring lease for a term of years to be agreed.

## Asking Rental

£1,500 per calendar month, exclusive.

## Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

## Energy Performance Certificate

Unit 21 To 24 Slaidburn Industrial Estate Sefton Council SOUTHPORT PR8 8JF	Energy rating <b>D</b>	Valid until 13 June 2033 Certificate number: 5409-2159-5494-1943-1175
Property type	Offices and Workshop Businesses	
Total floor area	4,734 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy efficiency rating for this property</b>		
This property's current energy rating is D.		Properties are given a rating from A+ (most efficient) to G (least efficient). Properties are also given a score. The larger the number, the more carbon dioxide (CO <sub>2</sub> ) your property is likely to emit.

## VAT

All rentals quoted in these particulars are subject to VAT at the standard rate.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Enquiries

Please contact the sole letting agents:

### Eckersley

Telephone: 01772 883388

Contact: Harry Holden / Mark Clarkson

Email: [hjh@eckersleyproperty.co.uk](mailto:hjh@eckersleyproperty.co.uk) / [mac@eckersleyproperty.co.uk](mailto:mac@eckersleyproperty.co.uk)