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**TO
LET**



INDUSTRIAL PREMISES AND SECURE YARD

1,297 m² (13,958 ft²)

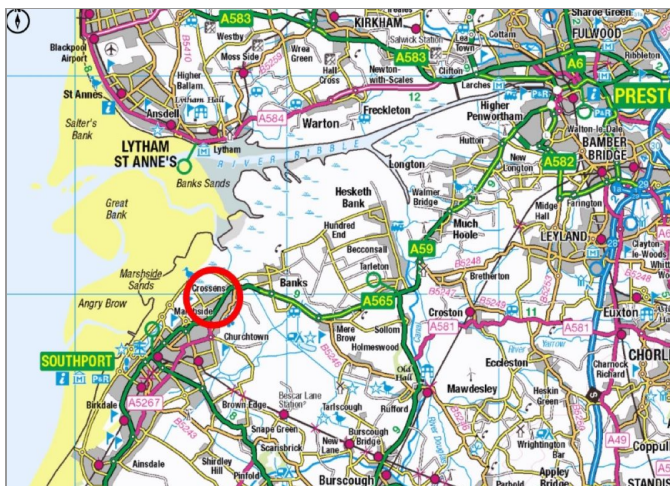
**Unit 31 Slaidburn
Crescent
Slaidburn Industrial Estate
Southport
PR9 9YF**

- Accessible location to the north east of Southport accessed via the A565
- Established business park location
- Modern detached premises
- Approximate eaves height 6.75m
- Secure palisade fenced concrete surfaced yard area
- Vacant possession available 31 July 2025

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Location

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

The estate lies approximately 3 miles north of the 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 Ormskirck.

Description

The subject property comprises a substantial detached warehouse facility of steel portal frame construction beneath a pitched profile clad roof with translucent roof lights. The elevations are constructed in brick and blockwork to approximately 7 feet, above which is profiled metal cladding. A two-storey office section is integrated to the front of the building with predominantly uPVC double glazed windows and CCTV.

Internally, the warehouse provides predominantly open plan accommodation with several partitioned stores at ground floor level with two-storey office accommodation plus a mezzanine floor. The offices include a reception area, multiple private offices, and staff amenity facilities including WCs benefiting from suspended ceilings incorporating LED lighting, gas-fired central heating and dado-level IT networking.

The warehouse offers LED lighting, gas-fired space heating, a concrete floor, and 3-phase electricity and an approximate eaves height of 6.75 metres.

Access is provided via a single commercial roller shutter door, from a predominantly concrete surfaced yard, enclosed by a steel palisade fence and benefitting from floodlighting.

Services

We understand mains electricity (3-phase), gas, water and drainage are available to the premises.

Accommodation

The premises extend to the following Gross Internal Areas (GIA):

	m ²	ft ²
Ground Floor		
Reception, Office & Stores	149	1,602
Warehouse & Packing Area	963	10,365
First Floor		
Offices	76	818
Mezzanine	109	1,173
Total	1,297	13,958

Rating Assessment

The premises have a Rateable Value of £45,500.

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

Planning

We understand that the premises benefit from planning permission within Class B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

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

Tenure

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

Asking Rental

£85,000 per annum, exclusive

Photographs and Plans

All photographs and plans incorporated herewith are indicative and provided for identification purposes only and should not therefore be relied upon.

Energy Performance Certificate

Unit 31 Slaidburn Industrial Estate Slaidburn Crescent SOUTHPORT PR9 3JT	Energy rating C	Valid until 17 June 2025 Certificate number 8123 0687 4531 3270 0010
Property type Total floor area	Storage or Distribution 1,010 square metres	
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score This property's energy rating is C. Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.		
<div><div>Under 4</div><div><div>A+</div><div>0-35</div><div>A</div><div>36-50</div><div>B</div><div>51-72</div><div>C</div><div>73-100</div><div>D</div><div>101-123</div><div>E</div><div>124-150</div><div>F</div><div>151-176</div><div>G</div></div><div>Net zero CO2</div><div>72 C</div></div>		

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: Mark Clarkson / Harry Holden

Email: preston@eckersleyproperty.co.uk

