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**TO  
LET**



**INDICATIVE PLAN FOR  
IDENTIFICATION PURPOSES ONLY**

## COMPOUND/OPEN STORAGE LAND

0.258 hectares ( 0.64 acres )

**Compound adj to  
Unit 21 Slaidburn  
Crescent  
Slaidburn Industrial Estate  
Southport  
PR9 9YF**

- Accessible location to the north east of Southport accessed via the A565
- Established business park location
- Self contained and secure compound
- Suitable for a range of uses S.T.P.

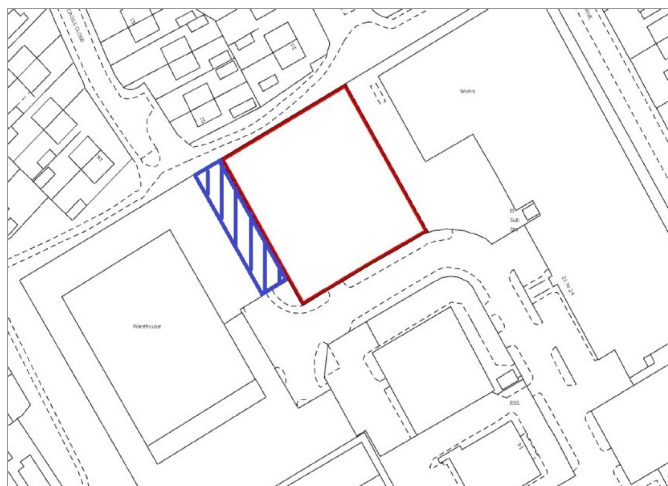
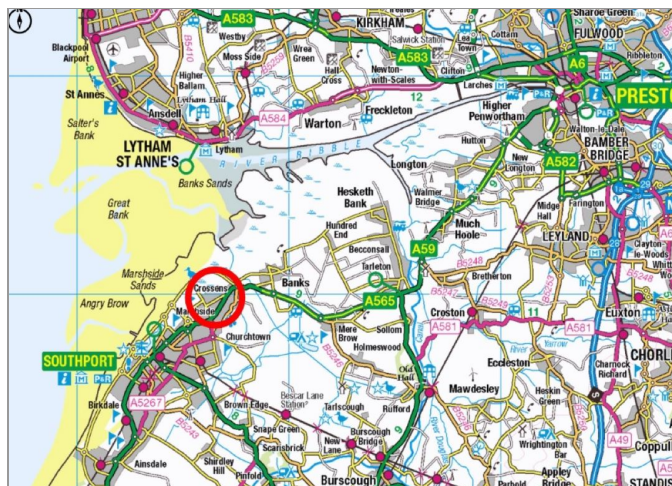
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## Location

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

A generally flat and square hardcore surfaced site secured with palisade fencing to all boundaries with gated access directly into Slaidburn Crescent.

The land is suitable for a range of uses including open storage or works compound.

## Site Area

We have estimated that the compound extends to approximately 0.258 hectares (0.64 acres), or thereabouts.

## Services

We understand mains services are located within Slaidburn Crescent. We are unaware what capacities are available but subject to the nature of use, terms and occupier further investigation can be undertaken.

## Rating Assessment

The site will need to be re-assessed for rating purposes.

Interested parties are advised to make their own separate enquiries with the local rating authority at Sefton Council.

## Planning

We understand that the premises benefit from planning permission within Class E/B2 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](http://www.sefton.gov.uk)).

## Tenure

The site is available by way of a new lease, terms to be agreed.

## Asking Rental

Upon application.

## Photographs and Plans

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

## 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](mailto:preston@eckersleyproperty.co.uk)