

To Let

940 sq ft (87.3 sq m)

Refurbished Offices



First Floor, Gordon House, Leicester Street
Southport, PR9 0ER

- **Attractive refurbished offices**
- **Well located Town Centre Building**
- **Secure on site parking**
- **Adjacent to Lord Street & all amenities**

Location:

The property is situated at the junction of Leicester Street and Albert Road in Southport Town Centre. It is located at the northerly end of Lord Street, adjacent to all amenities and benefits from excellent public transport links with Mersey Rail at Southport Station, located within 0.5 miles (0.8 km) of the property.

Description:

The property comprises of a modern 3 storey town centre office building of brick construction with aluminium framed windows to all elevations.

The accommodation is situated on the first floor and has been refurbished. It benefits from gas fired central heating and good natural illumination. Additional lighting is provided by category 2 lighting set within a suspended ceiling. Ladies and gents WC's are situated on alternate floors throughout the building.

Floor Area:

	Sq Ft	Sq M
First Floor	940	87.3



Service Charge:

Payable on a proportionate basis for the efficient running of the building.

Terms:

The suite is available at a rental of £9,870 per annum exclusive.

Car parking spaces are available at £500 per space per annum, exclusive.

Legal Costs:

Each party will be responsible for their own legal costs incurred in connection with the documentation.

EPC:

An Energy Performance Certificate is available on request.

Ratable Value:

RV - £9,500.

VAT:

All rentals quoted are exclusive of VAT.

Contact and Viewing Arrangements:

Viewing strictly by appointment.

Matthews & Goodman LLP
3rd Floor, Helix
Edmund Street
Liverpool
L3 9NY

Chris Hennessy
T: 0151 242 8966
M: 07768 648 186
e. chennessy@matthews-goodman.co.uk

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Property Advisers



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