

# To Let

749 sq ft (70 sq m) to 990 sq ft (92 sq m)

**Gordon House, Leicester Street, Southport, PR9 0ER**



- **Refurbished Office Suites**
- **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 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 ground and first floor and has been refurbished. It benefits from gas fired central heating and good natural illumination. WC facilities are situated on alternate floors throughout the building.

#### Floor Area:

	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	749	70
First Floor	990	92

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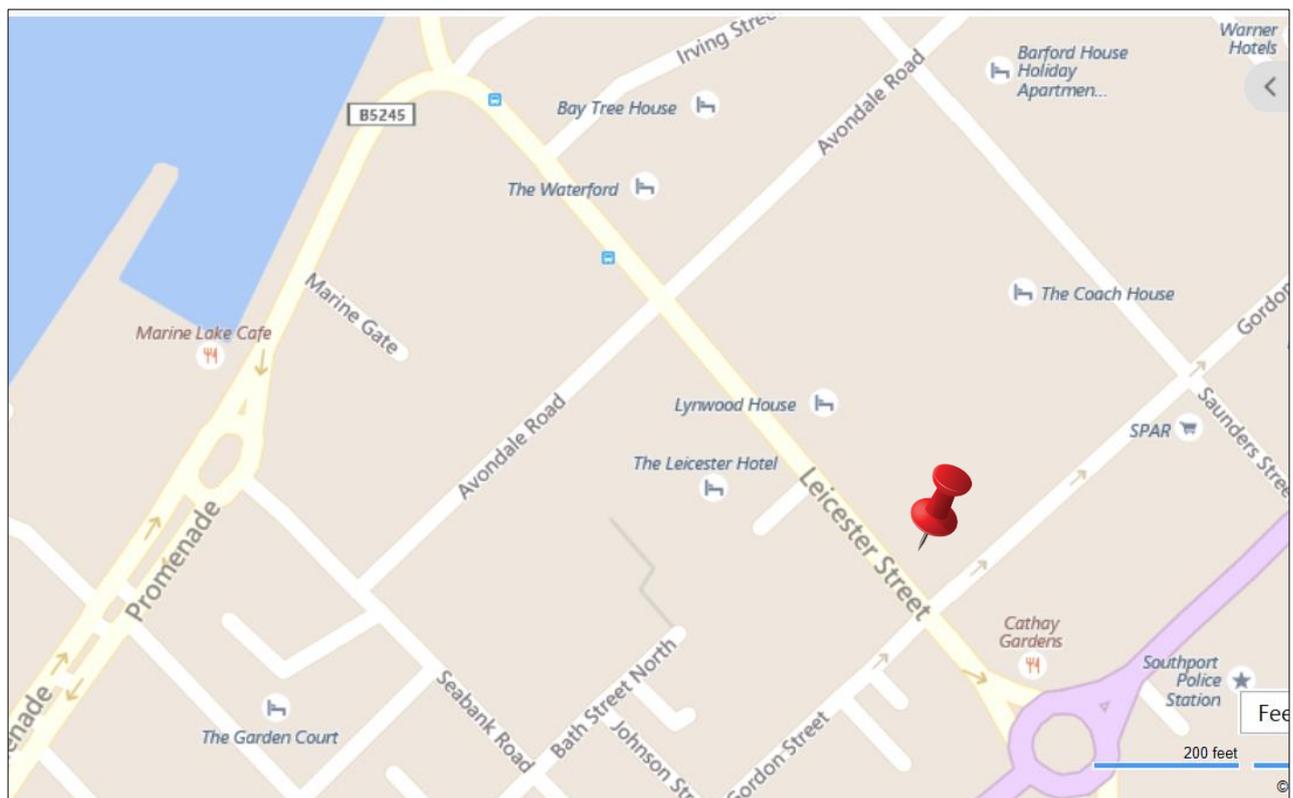
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#### Rental:

£10,750 per annum exclusive.

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

#### Service Charge:

£4.70 per sq ft per annum.

#### Business Rates:

Currently under assessment.

#### Legal Costs:

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

#### EPC:

EPC Rating: D 76 (copy available on request).

#### VAT:

All rentals quoted are exclusive of but may be liable to VAT.

#### DISCLAIMER

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