



# TO LET

## OFFICE SPACE

### 408 ft<sup>2</sup> (37.9 m<sup>2</sup>) - 1,128 ft<sup>2</sup> (104.7 m<sup>2</sup>)

Seafield House, Crosby Road North, Waterloo L22 0LG

- Available from February 2019
- Refurbished office space to let
- Detached Victorian property
- Virgin High Speed Business Broadband
- Parking included

#### LOCATION

The Seafield House offices are located in Waterloo accessed from Bramhall Road, which is connected to Crosby Road North (A565). The offices are easily accessible from Liverpool, which is approximately 5 miles by road.

The property benefits from a prominent roadside position approximately 1 mile south of Crosby town centre, and boasts good public transport networks, accessible by train (5 minute walk) and bus stops which are situated along Crosby Road North.



Seafield House  
Crosby Road North  
Waterloo  
L22 0LG



### Description

The ground floor suites are situated in a detached Victorian property, with parking for around 16 cars within the enclosed private grounds. Suite A is equipped with a kitchenette, with both suites benefiting from good levels of natural light. Both suites are fully carpeted and are fully plastered and painted. The property offers good floor to ceiling height and provides both male and female shared amenities, and benefits from a punch pad entry and intercom system.

### Areas

Suite A	720 sq.ft.	(66.8 sq.m.)
Suite B	408 sq.ft.	(37.9 sq.m.)
Combined	1,128 sq.ft.	(104.7 sq.m.)

### Terms

The suites are available to let on new full repairing and insuring leases on terms to be agreed.

### Rent

Suite A	£14,000 per annum inclusive
Suite B	£7,950 per annum inclusive
Combined	£21,950 per annum inclusive

The rent is to include all going Rates and Insurance for the suites along with all water, gas and electrical supplies, cleaning, internet and waste services.

### Rates

Rates are included in the rental payments.

### EPC

Suite A	C59
Suite B	C58

### Legal Costs

Each party to be responsible for their own legal costs.



*Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.*

### Viewing

Strictly through the agent:

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### Viewing

Strictly through the agent:

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