

To Let

From 259 sq ft (24 sq m)
Weld Parade, Birkdale, PR8 2DT



- Available on flexible lease terms
- From 3 months upwards
- Prominent location in Birkdale Town Centre
- Close to Birkdale Station

Location:

The accommodation is located in a popular suburb above an existing parade of shops in Birkdale Town Centre. It benefits from excellent access to the A565 which is the main arterial route running between Liverpool and Southport. The property is situated close to Merseyrail at Birkdale Station. There is a wide range of local amenities available in the immediate area.

Description:

The accommodation is situated at first floor level above a parade of existing shops. It benefits from a self-contained access at ground floor level and comprises a series of self-contained refurbished offices running off a central corridor. The offices benefit from a communal kitchen and boardroom area.

Each office area has been refurbished and benefits from excellent natural light. Heating is provided by wall mounted electric convactor heaters.

A secure car park is situated to the rear of the property. In addition, further car parking is situated at the front of the property.

Rental:

The suite is available on flexible lease terms for periods from 3 months upwards.

All rentals are inclusive of building insurance and service charge. Electricity charges are paid separately by each Occupier.

Car Park spaces are available at £450 per space per annum exclusive.

Suite	Area sq ft	Monthly Rental	Annual Rental
13	259	£410	£4,920

Business Rates:

Each occupier will be responsible for payment of business rates.

However, due to the size of the suites and status of the occupier, the majority of occupiers will benefit from Small Business Rates Relief. Further information can be retained for the commercial rates department of Sefton Borough Council on 0151 934 4360.

EPC:

A new EPC is in the process of being obtained and will be made available on request.

VAT:

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

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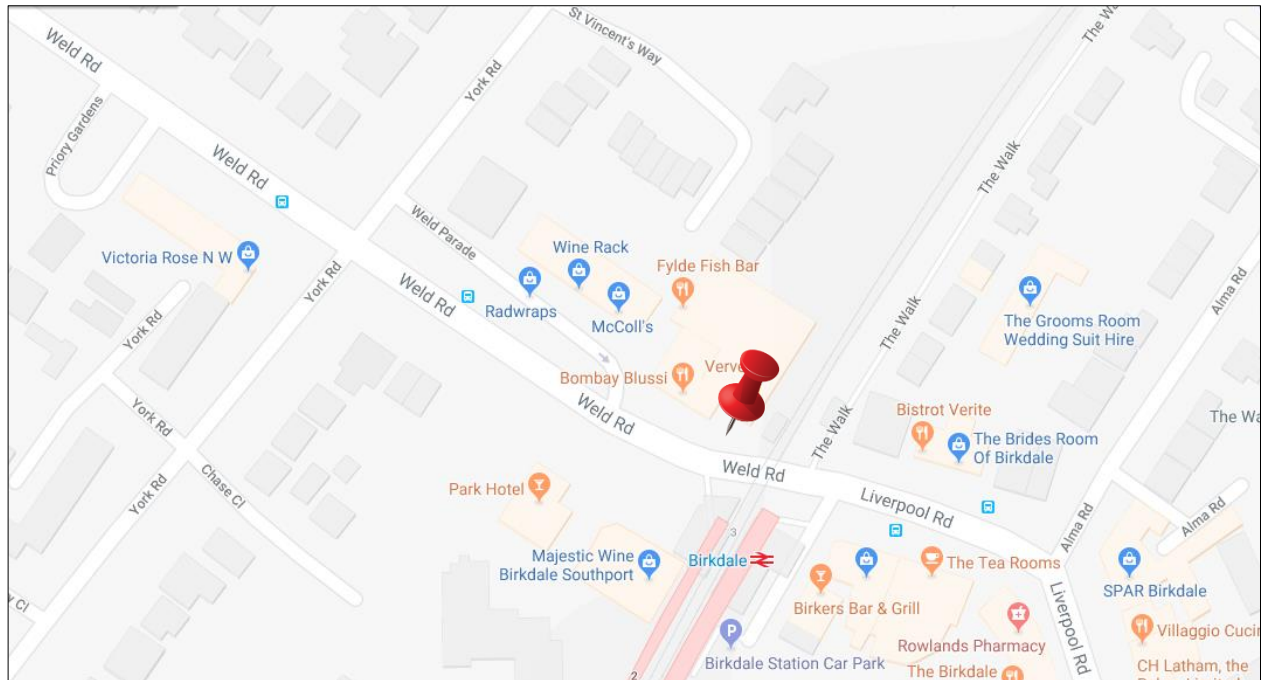
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