



**TO LET**

**BUSINESS UNITS**

## Enterprise Business Park, Russell Road, Southport, PR9 7RF Unit 8

- Modern Workshop/Business Unit
- Excellent Transport Links
- 560 sq ft (52 sq m)

### LOCATION

Enterprise Business Park is located at the junction of Russell Road and Cobden Road on the north eastern perimeter of Southport and benefits from ready access to the A570 Scarisbrick New Road. As such, the Park is ideally situated for access to Preston, Ormskirk and Liverpool.

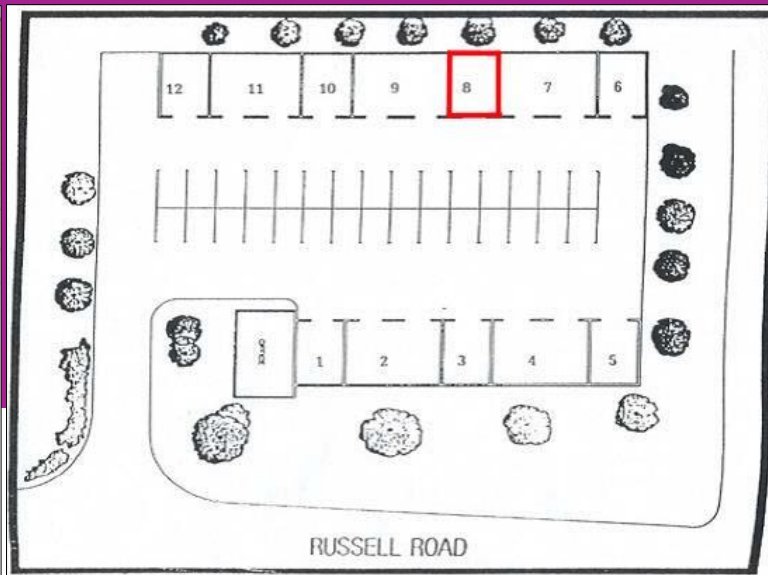
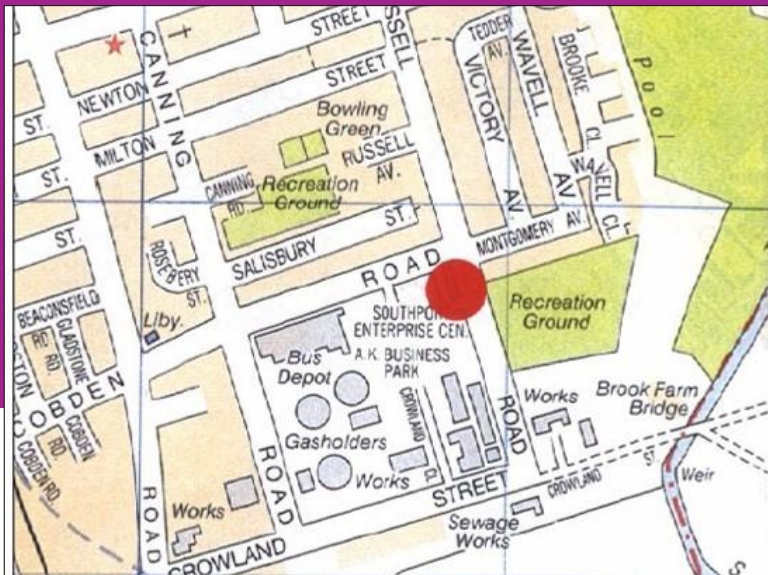
**mason  
owen...**

property consultants

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# Enterprise Business Park, Russell Road, Southport PR9 7RF

## Unit 8



### Description

Enterprise Business Park comprises of two rows of terraced workshop/business units ranging in size from 550 sq ft (51 sq m) to 1,120 sq ft (104 sq m) situated around a central courtyard providing car parking and loading areas. The units can be combined to provide larger accommodation.

The units are of traditional brick and blockwork construction under pitched tiled roofs. Access is provided via manually operated up and over loading doors that incorporate pedestrian access and benefit from a clearance height of 11 ft (3.4 mtrs).

Internally, the unit benefits from a concrete floor, strip lighting, WC facilities and three phase power. Designated car parking is demised within the central courtyard

### Accommodation

Unit 8 560 sq.ft. (52 sq.m.)

### Terms/Availability

The units are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Unit	Rent PA	Service Charge PA	Insurance PA
Unit 8	£4,750	£800	£120

### Rates

Unit	Rateable Value	Rates Payable 2019/2020
Unit 8	£3,700	£1,816.70

### EPC

Unit 8 – E103

### 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/tenant once a sale/letting 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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