

To Let

Office

3 Wight Moss Way

Southport Business Park

Southport

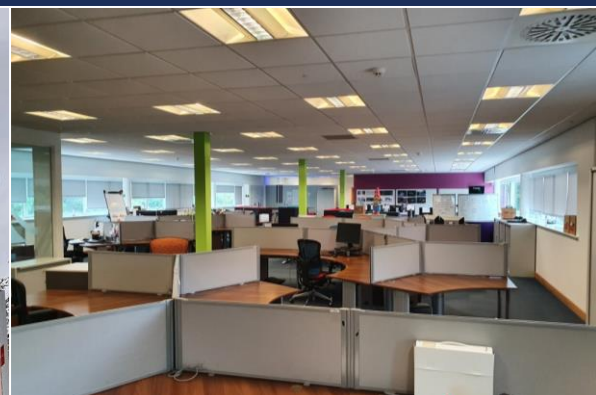
PR8 4HQ

**Suites from 123 sq ft –
9957 sq ft
(11.4 sq m – 925 sq m)**

Description

No. 3 is a three-storey, modern, headquarters style office building offering a range of flexible office spaces from small suites to a full floor of 9,957 sq ft. The building is situated at the entrance to Southport Business Park, prominently positioned within a self-contained site which is well-maintained, landscaped and benefits from barrier controlled designated car parking and service areas.

The accommodation is currently undergoing a comprehensive refurbishment to provide high specification accommodation that will include an enhanced communal reception and breakout spaces with provision to include outdoor seating for staff wellbeing.



RENT

£12.50
per sq ft



**RATES
PAYABLE**

£4.70
per sq ft



**SERVICE
CHARGE**

£4.35
per sq ft



EPC

BAND D

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Unit 3 Wight Moss Way

Southport Business Park, Southport, PR8 4HQ

Location

Southport Business Park is situated on Town Lane, Kew, approximately 3 miles to the east of Southport Town Centre. The business park is located in a semi-rural area dominated by green belt but also well served by Kew Retail Park for shopping and food outlets. Southport Station on Merseyrail and the Manchester Northern Line are within 2km of the business park. There is a dedicated bus service linking Southport Town Centre to the business park.

There are also links with all the main cycle routes to the surrounding areas.

Liverpool 20 miles
 Preston 18 miles
 Manchester 42 miles

Specification

- VRF 2 Pipe Fan coil air conditioning
- Full access raised floors with inset floor boxes
- Carpet tiles throughout
- Male and female and disabled toilets on all floors

Legal Costs

Each party to be responsible for their own legal costs incurred.

Accommodation

3 Wight Moss Way	Sq Ft	Sq M	Status
G01	197	18.30	Available
G02	282	26.20	Available
G03	312	28.99	Available
G04	570	52.95	Under Offer
G05	355	32.98	Under Offer
G06	146	13.56	Available
G07	149	13.84	Available
G08	247	22.95	Available
G09	123	11.43	Available
G10	909	84.45	Under Offer
G11	3,431	31.70	Available
101	3,337	310.02	Available
102	2,357	218.97	Available
103	3,337	310.02	Available
Full Floor	9,957	925.00	Available
Total	15,755	1,176.36	

VAT

All rents will be subject to VAT at the applicable rate.

Viewings

Strictly by prior appointment with the sole agents.



Secure External
Bike Storage



Suspended
Ceilings



Kitchen



On-site
Parking



Shower



LED Lighting



WiFi



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