

To Let

From 181 sq ft (16.8 sq m)

Refurbished Offices



Weld Parade, Birkdale, PR8 2DT

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

Location:

The accommodation is situated 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 benefits from excellent public transport, being situated close to Merseyrail at Birkdale Station.

It is situated approximately 1 mile (1.6km) south east of Southport Town Centre, in a popular suburban location.

A wide range of local amenities are available within 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 of the office areas has been refurbished and benefits from excellent natural light. Heating is provided by wall mounted electric convector 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.

Floor Area:

A variety of suites are available as set out on the attached schedule.

Price/Rental :

Each suite is available on flexible lease terms for periods over 3 months. Please see attached schedule.

All rentals are inclusive of building insurance and service charge.

Planning:

The property is allocated for office use.

Ratable Value:

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 the 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.

Legal Costs :

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

EPC:

An Energy Performance Certificate is available on request.

VAT:

All rentals quoted are exclusive of VAT.

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Contact and Viewing Arrangements:
Viewing strictly by appointment.

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AVAILABLE OFFICES

Suite	Area sq ft	Monthly Rental	Annual Rental
4	181	£256	£3,077
8	181	£256	£3,077
10	249	£352	£4,233
12	256	£362	£4,352
14	277	£392	£4,352
17	184	£260	£3,128

Further information

- All rentals are inclusive of service charge and Building Insurance
- All suites are separately metered and tenants pay their own electric bills
- All tenants pay their own commercial rates, however may benefit from Small Business Rates Relief Scheme

DISCLAIMER

Matthews & Goodman as agent and for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Matthews & Goodman, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) Date of Publication: April 2016.

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