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## OFFICE PREMISES

248 m<sup>2</sup> ( 2,669 ft<sup>2</sup> )

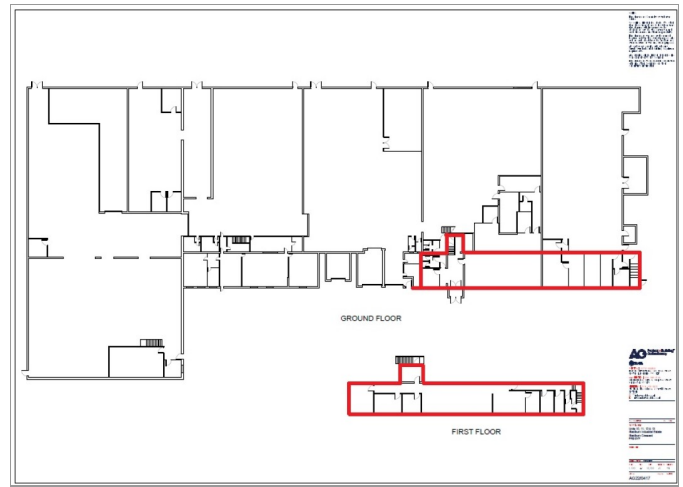
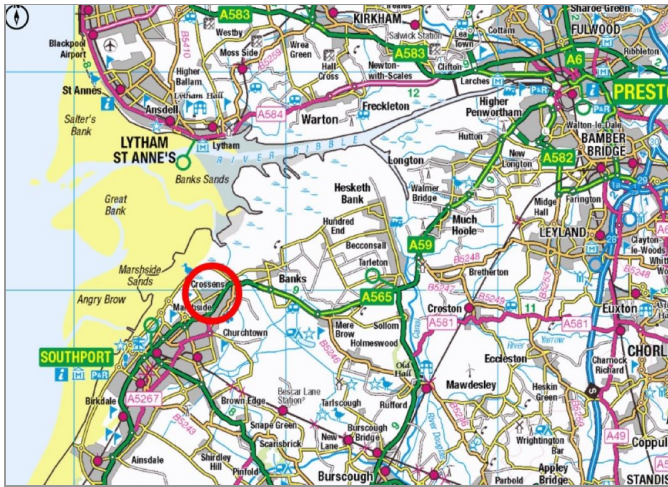
**Unit 23 Slaidburn  
Crescent  
Slaidburn Industrial Estate  
Southport  
PR9 9YF**

- Accessible location to the north east of Southport accessed via the A565
- Established business park location
- Car parking to front
- Flexibility as regards configuration to suit occupational requirements

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## Location

The property is situated within the well-established Slaidburn Industrial Estate, which is the principle industrial estate lying at the northern end of Southport.

The estate lies approximately 3 miles north of Southport Town Centre and is well placed for access to the A565 which links Southport with Preston. Access to the motorway network is via Junction 27 of the M6 or Junction 3 of the M58 via Ormskirk.

## Description

The premises comprise 2 storey offices fronting the end two bays of a substantial detached industrial property. The building is primarily of frame construction, being of brick, block, and clad walls beneath flat roof.

The offices are well-appointed with suspended ceilings, recessed Category II lighting, UPVC double glazing, gas-fired central heating, and comprehensive IT networking.

Car parking is available at the front of the premises.

The Landlords are able to adopt some flexibility as regards configuration and undertake works to suit occupational requirements, subject to terms.

## Services

We understand mains electricity (3-phase), gas, water and drainage are available to the premises.

## Accommodation

The offices extend to an approximate gross internal floor area of 248 m<sup>2</sup> (2,669 ft<sup>2</sup>).

## Rating Assessment

The premises are currently assessed as a whole with a new rating assessment pending.

Interested parties are advised to make their own separate enquiries with the local rating authority Sefton Council (business.rates@sefton.gov.uk).

## Planning

We understand that the premises benefit from planning permission within Class E of the Town & Country Planning (Use Classes) Order 1987 (As amended).

Interested parties are recommended to make their own enquiries with the planning department at Sefton Council (www.sefton.gov.uk).

## Tenure

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

## Asking Rental

Upon application

## Photographs and Plans

All photographs and plans incorporated herewith are indicative and provided for identification purposes only and should not therefore be relied upon.

## Energy Performance Certificate

Unit 21 To 24 Slaidburn Industrial Estate Sefton Council SOUTHPORT PR8 8JF	Energy rating <b>D</b>	Valid until 13 June 2033 Certificate number: 5409-2159-5494-1943-1175
Property type	Offices and Workshop Businesses	
Total floor area	4,734 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy efficiency rating for this property</b>		
This property's current energy rating is D.		Properties are given a rating from A+ (most efficient) to G (least efficient). Properties are also given a score. The larger the number, the more carbon dioxide (CO <sub>2</sub> ) your property is likely to emit.

## VAT

All rentals quoted in these particulars are subject to VAT at the standard rate.

## Legal Costs

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

## Enquiries

Please contact the sole letting agents:

### Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson / Harry Holden

Email: [preston@eckersleyproperty.co.uk](mailto:preston@eckersleyproperty.co.uk)