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**TO
LET**



INDUSTRIAL PREMISES WITH YARDS/CAR PARKING

800 m² (8,610 ft²) — 2,451 m² (26,383 ft²)

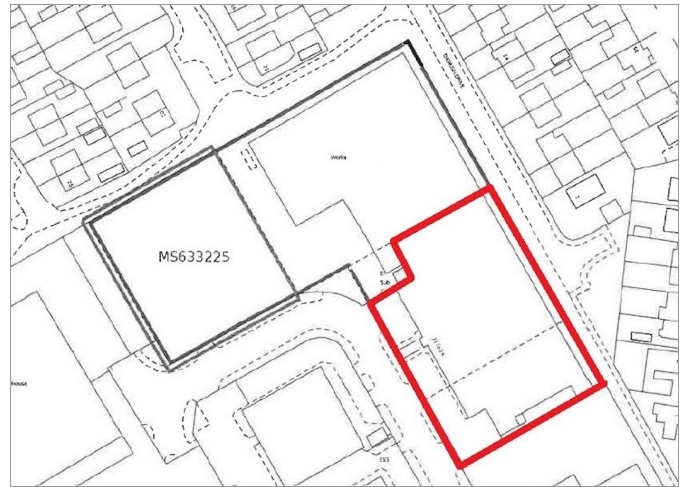
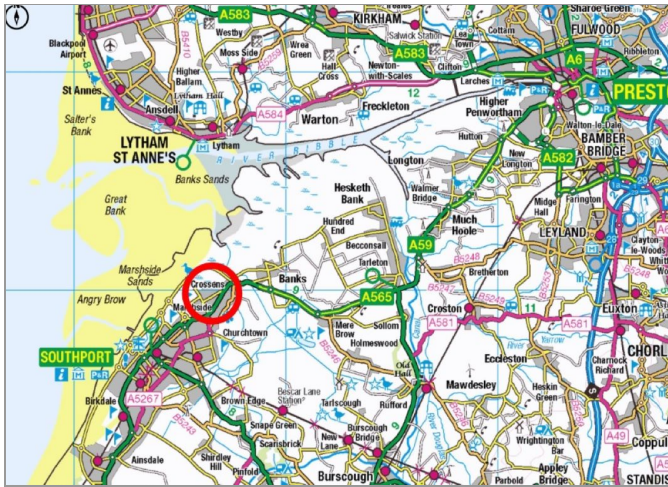
Units 22 - 24 Slaidburn
Crescent
Slaidburn Industrial Estate
Southport
PR9 9YF

- Accessible location to the north east of Southport accessed via the A565
- Established business park location
- Palisade shared yard & car parking area
- Adjacent compound extending to circa 0.64 acres available subject to terms

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
 25A Winckley Square E | preston@eckersleyproperty.co.uk
 Preston
 PR1 3JJ

Lancaster office T | 01524 60524
 76 Church St E | lancaster@eckersleyproperty.co.uk
 Lancaster
 LA1 1ET



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 a substantial detached industrial property being in the main of portal frame construction with mixed brick, block and clad walls beneath mixed profiled cementitious and metal clad sheet roof incorporating translucent roof lights. The property is built in bays in an 'L' configuration with 2 storey offices to the front together with further single storey works offices.

Following a letting of part the wider building is in the process of being subdivided into 1 smaller, potentially 2 units as per the size range options provided. The units benefit from well appointed offices with suspended ceilings with recessed category II lighting, UPVC double glazing, gas fired central heating and IT networking throughout. The units generally benefit from mixed warm air space and ambi-rad heating. Access is via commercial roller shutter doors from a yard to the side as well as immediately onto Slaidburn Crescent depending on the quantum of accommodation required. The approximate eaves heights ranging from circa 3 to 4m or thereabouts.

Car parking is provided to the front and side of the premises in addition to the yard area. A further circa 0.64 acre compound is available subject to terms.

Services

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

Accommodation

The property extends to the following approximate gross internal floor areas:

	M ²	Ft ²
Unit 22		
Industrial Unit	800	8,610
Units 23 & 24		
Offices	248	2,669
Industrial Unit	1,404	15,113
Total	1,651	17,773

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 B2 of the Town & Country Planning (Use Classes) (Amendment) (England) Regulation 2020.

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 individually or as a whole by way of a new full repairing and insuring lease for a term of years to be agreed.

Asking Rental

Upon application

Energy Performance Certificate

Unit 21 To 24 Slaidburn Industrial Estate Sefton Council SOUTHPORT PR8 8JF	Energy rating D	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	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy efficiency rating for this property		
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 (CO2) 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