



SUMMARY

- Close proximity to amenities
- Refurbished office accommodation
- On Site Building Manager
- Extensive Allocated Parking
- Suitable for a broad range of business uses

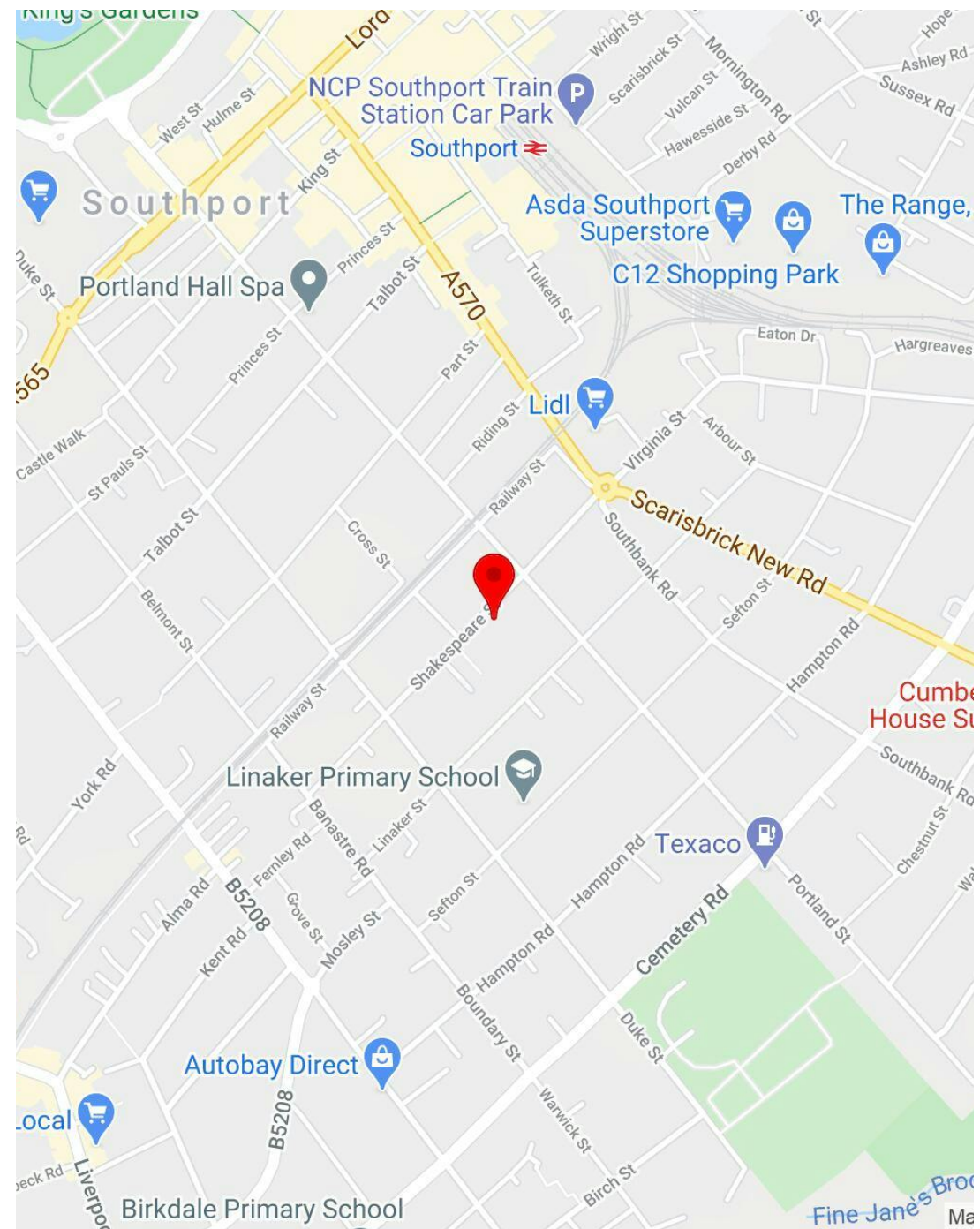
DESCRIPTION

The Shakespeare Centre is a detached, four-storey office building with a robust framed structure finished in brick and UPVC double glazing. The building offers between 160 sq. Ft and 2,767 sq. Ft of open-plan office space & private suites, suiting both larger occupiers & smaller business operations. Interiors are well-appointed, featuring painted plaster walls, carpet flooring, fluorescent strip lighting, full gas central heating, lift access to all floors, 24 hour access, intruder alarm, and CCTV security.



LOCATION

Nestled on Shakespeare Street, the building occupies a prominent position just half a mile south-east of Southport town centre. The surrounding neighbourhood offers a vibrant mix of local shops, cafés, retail and business services. Shakespeare Street also serves as a primary bus route, connecting to Lord Street and the A570 Eastbank Street. Southport rail station is approximately 0.4 miles (650 m) away, with Birkdale station about 0.6 miles. The town centre, including Lord Street's shopping and leisure amenities, is within easy walking distance.



The Shakespeare Centre



The Shakespeare Centre



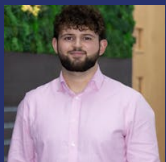
AVAILABILITY

DESCRIPTION	SIZE	RENT	SERVICE CHARGE
Unit 4	943 sq ft	£590 /month	£260 /month
Suite 9	1,152 sq ft	£666 /month	£336 /month
Suite 10	1,668 sq ft	£966 /month	£487 /month
Suite 12B	165 sq ft	£250 /month	£28 /month
Suite 15 & 16	2,170 sq ft	£1,618 /month	£632 /month
Suite 15	1,052 sq ft	£784 /month	£306 /month
Suite 16	1,119 sq ft	£834 /month	£326 /month
Suite 17B	260 sq ft	£250 /month	£43 /month
21	4,638 sq ft	-	On Application

VAT

All prices quoted are exclusive of VAT.

TO ARRANGE A VIEWING, PLEASE CONTACT



Oliver Brown

0161 220 1999 | 07955 283 889

oliver.brown@hurstwoodholdings.com



Robbie Harrocks

0161 220 1999 | 07842421659

robbie.harrocks@hurstwoodholdings.com



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