

# TO LET



Suite A, Seafield House, Crosby Road North, Waterloo, L22 0LG



**796 Sq. Ft.**

Area



**£18,950 p/a**

Rent



**Nil**

Rates - RV



**C59**

EPC

## LOCATION

- Character office space to let
- On site Car Parking
- All inclusive rent
- High speed business broadband

Seafield House is located in Waterloo being accessed from Bramhall Road, which is connected to Crosby Road North (A565) the main arterial route into Liverpool (approx. 5 miles)

The property benefits from a prominent roadside position. Waterloo Station is within approximately 1 mile of the property and numerous bus stops are situated along Crosby Road North.



### Description

The ground floor suite is situated in a detached Victorian property with generous car parking within the enclosed private grounds.

The suite benefits from good levels of natural light, is fully carpeted and benefits from a small kitchen facility.

The property provides male and female toilet facilities, and benefits from a punch pad entry and intercom entry system.

### Areas

Suite A                      796 sq ft (74 sq m)

### Terms

Available to let on a new full repairing and insuring lease on terms to be agreed.

### Rent

£18,950 per annum inclusive.

The rent is inclusive of outgoings including:

- Business Rates
- Service Charge
- Building Insurance
- Water
- Gas
- Electricity
- Car Parking

### EPC

Suite A              C59

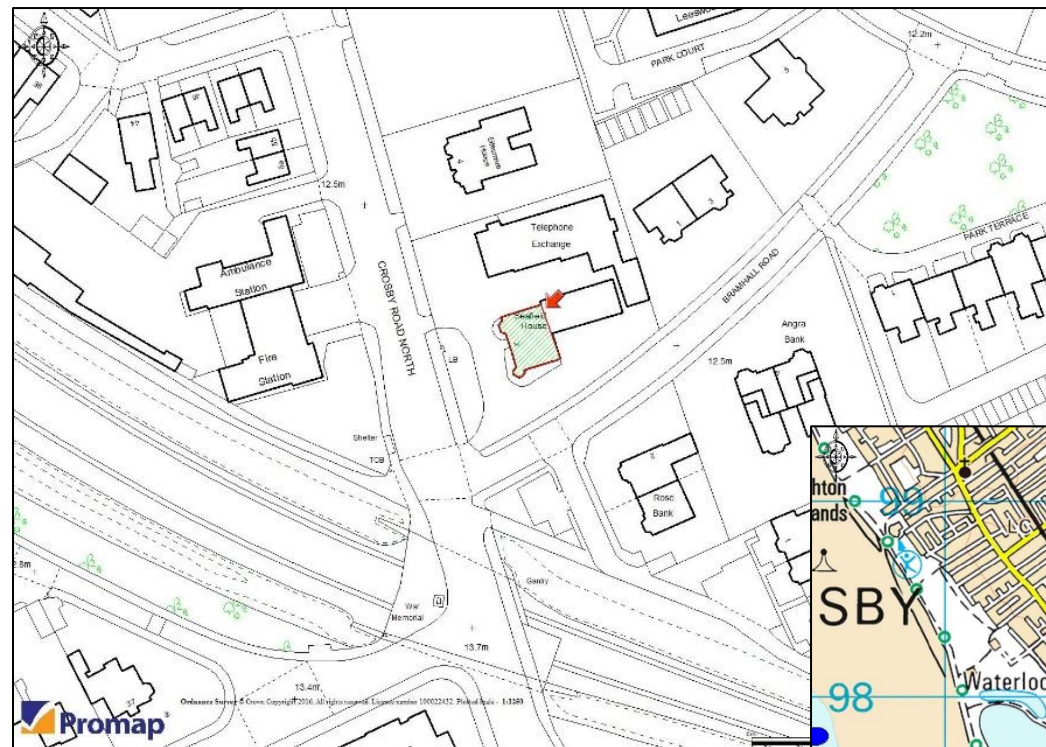
### Legal costs

Each party to be responsible for their own legal costs.





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Waterloo, L22 0LF



For further information please contact:



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#### Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:  
[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf).  
We recommend you obtain professional advice if you are not represented.

#### Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

#### Disclaimer

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