

# TO LET



## Troutbeck House, 27 Brows Lane, Formby L37 4HS



Self Contained Modern Office Accommodation located in Formby Town Centre (Available November 2024)



**2,567 sq ft**

Net Internal Area



**£29,500 pax**

Rent



**£20,000**

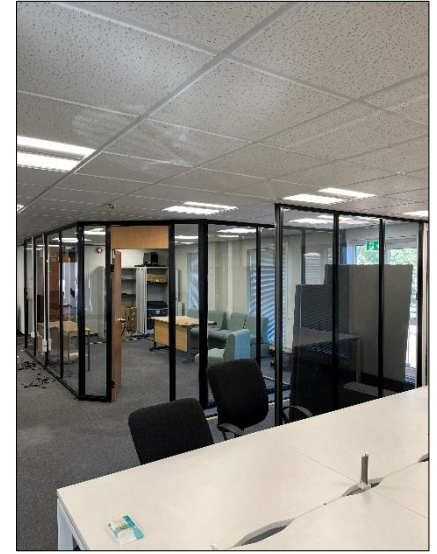
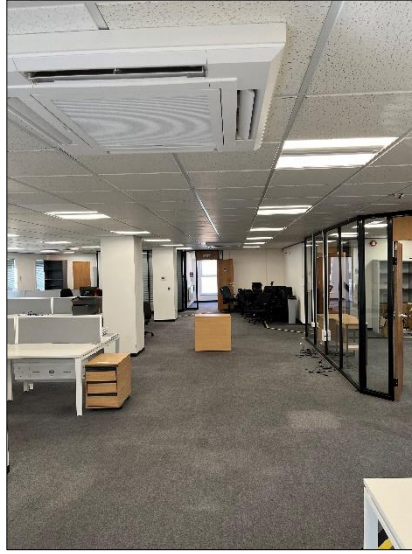
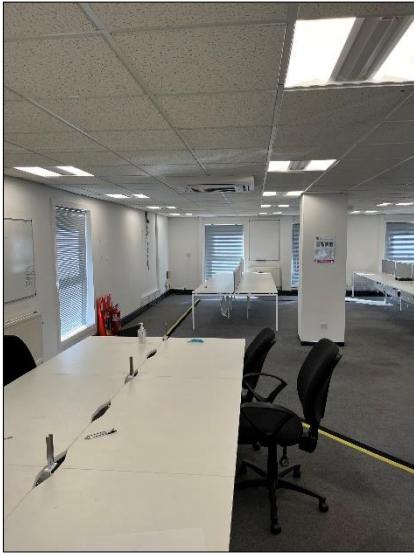
Rates - RV



**C-71**

EPC

- Central Formby location in proximity to various amenities
- Modern open plan office with additional separate meeting rooms/offices
- Staff kitchen and ladies and gents WC facilities
- Air conditioning and central heating systems
- Private key coded entrance



## Location

The property is located on Brows Lane in the main commercial centre of Formby, containing a mix of high street retail and leisure occupiers. Formby is an affluent town located approximately 12 miles north of Liverpool City Centre and 8 miles to the south of Southport respectively.

The town is connected via road by the Formby Bypass (A565) and Formby Rail Station is on the Merseyrail Northern Line with regular services to both Liverpool and Southport.

## Description

The offices are situated on the first floor above a terrace of retail units on the ground level. The property is self-contained and has its own private access from the street. The office is carpeted throughout, with suspended ceilings, LED lighting, air conditioning units and central heating.

There is a dedicated staff kitchen and ladies and gents WC facilities. The office is currently open plan with two separate meeting rooms/offices partitioned off with modern glass dividers.

## Area

Net Internal Area: 2.578 sq ft (238.2 sq m)

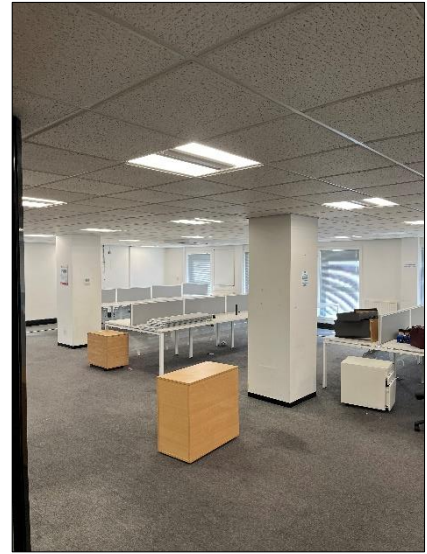
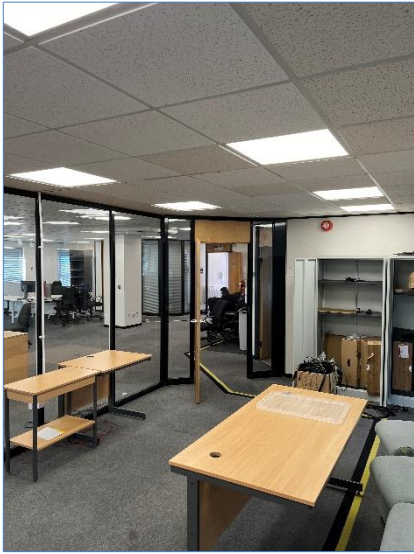
## Services

All mains services connected. Air conditioning and central heating.

## Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

# Troutbeck House, 27 Brows Lane, Formby L37 4HS



**Rent**  
£29,500 pax (£11.50 psf)

**Rates**  
Rateable Value April 2023 to present: £20,000

**EPC**  
C-71

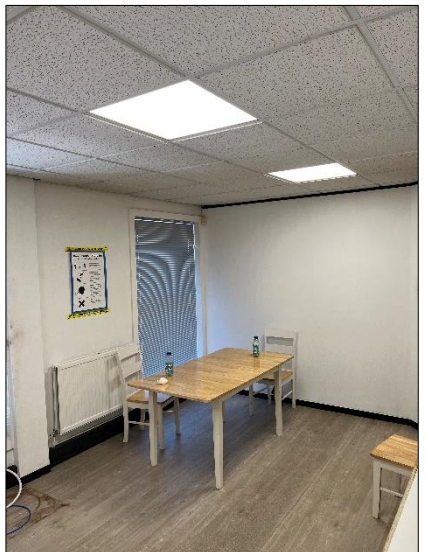
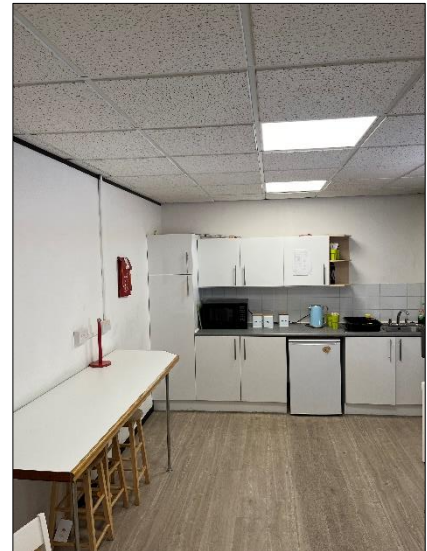
**VAT**  
All figures quoted are exclusive of VAT, which will be charged at the prevailing rate.

**Legal costs**  
Each party to be responsible for their own legal costs.

For further information please contact:



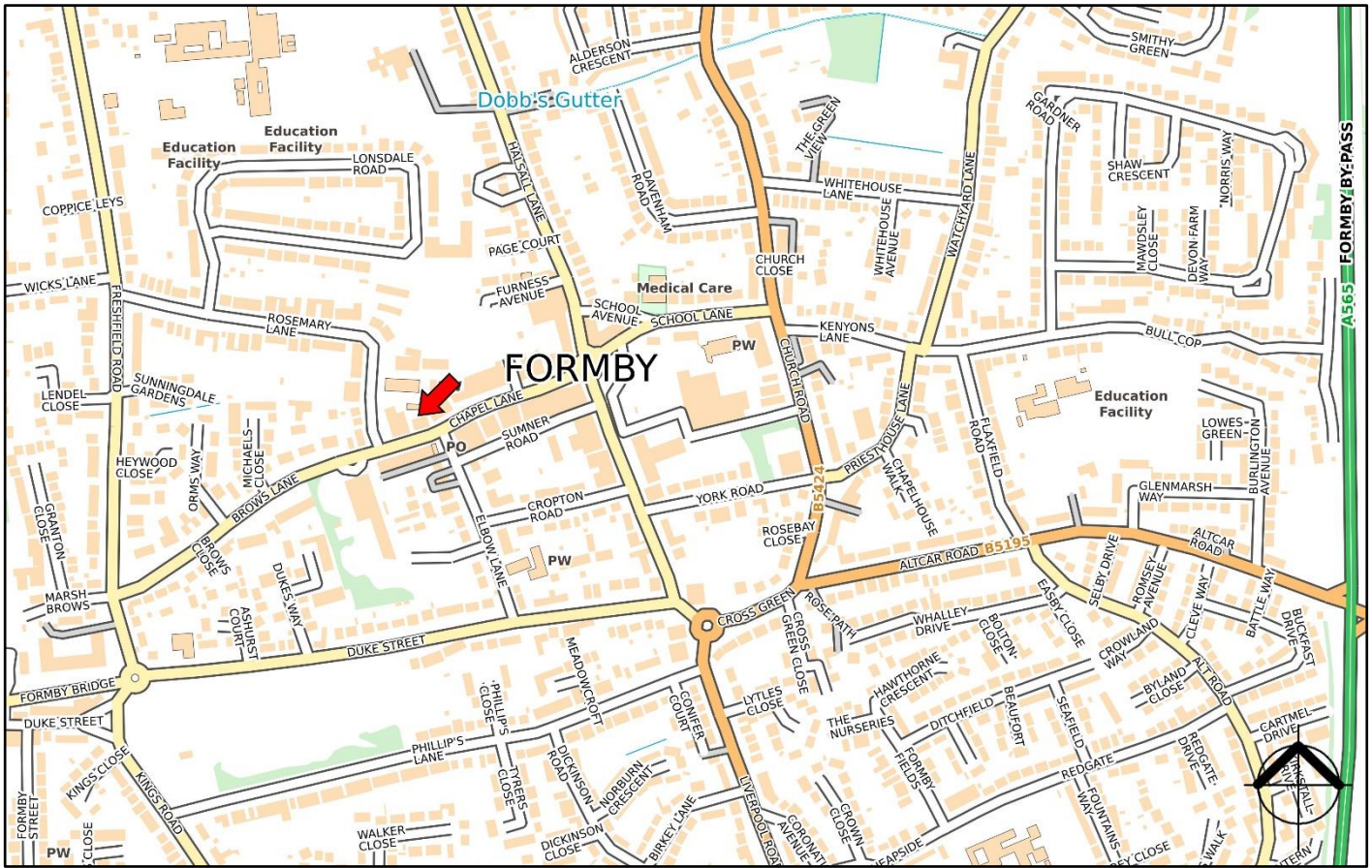
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Partners list is available upon request.

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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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