# TO LET

## Modern Business Units
## Enterprise Business Park, Russell Road, Southport PR9 7RF




**Unit 8 - 560 sq ft**
**Unit 9 - 1,120 sq ft**
Area

**Unit 8 - £5,450 pax**
**Unit 9 - £9,950 pax**
Rent

**Unit 8 - £4,600**
**Unit 9 - £8,700**
Rates - RV

**Unit 8 – E110**
**Unit 9 - B-42**
EPC

- Modern workshop/business units
- Secure Business Park
- On site parking



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Unit 9

## Location

Enterprise Business Park is a modern commercial estate located at the junction of Russell Road and Cobden Road on the north eastern perimeter of Southport.

It is positioned within an established industrial and business are and has ready access to the A570 Southport Road and is well situated for access to Preston, Ormskirk and Liverpool.

## Description

Enterprise Business Park provides modern terraced workshop/business units ranging in size from 560 sq ft (52 sq m) to 1,120 sq ft (104 sq m) being situated around a central courtyard which provides communal car parking and loading.

The units are of traditional brick and blockwork construction under pitched tiled roofs. Access is provided via manually operated “up and over” loading doors that incorporate pedestrian access and benefit from a clearance height of 11 ft (3.4 mtrs).

Internally, the units benefit from a concrete floor, strip lighting, WC facilities and three phase power.

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## Accommodation

The following accommodation is currently available:

| UNIT | SIZE SQ FT | SIZE SQ M | Rent PA | Service Charge | Insurance | EPC Rating | Availability |
|---|---|---|---|---|---|---|---|
| 8 | 560 sq ft | 52 sq m | £5,450 pax | £862 pa | £178 pa | E-110 | Available |
| 9 | 1,120 sq ft | 104 sq m | £9,950 pax | £1,798 pa | £330 pa | B-42 | Available |

## Rates

The unit is currently assessed for rates as follows:

Unit 8 – Rateable Value: £4,600
Unit 9 - Rateable Value: £8,700

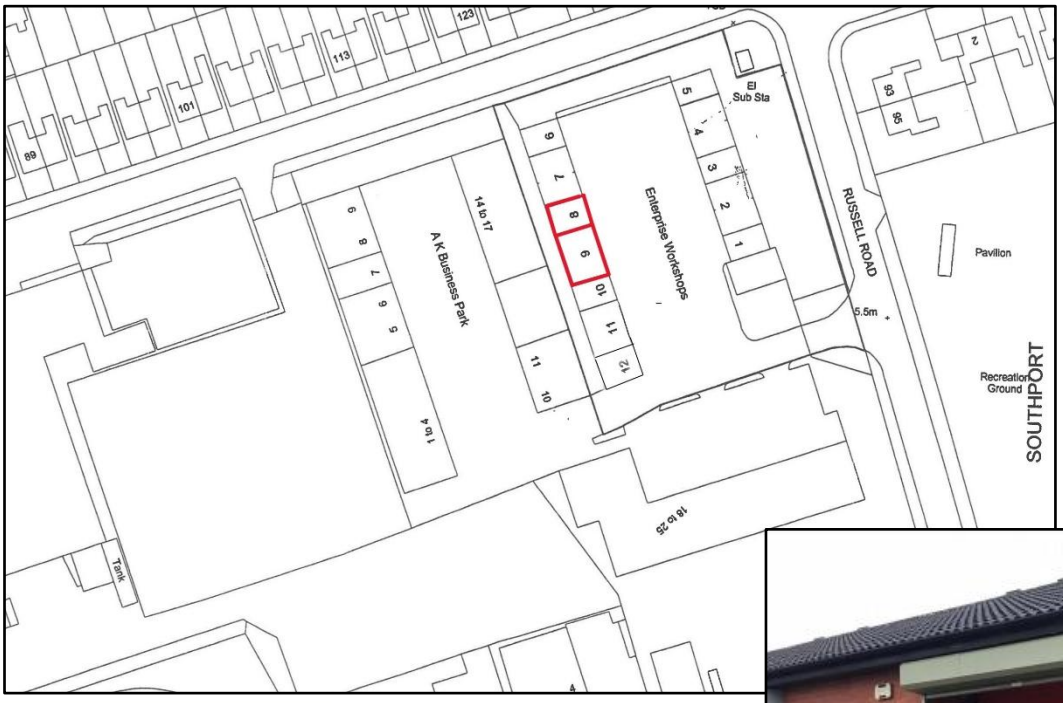
The unit falls below the threshold for rates relief and no rates will be payable provided certain criteria is met.
All interested parties are strongly recommended to contact the Local Authority rates department to satisfy themselves that this information is correct.

## Terms

The unit is available by way of new full repairing and insuring leases for a term of years to be agreed.

## Legal costs

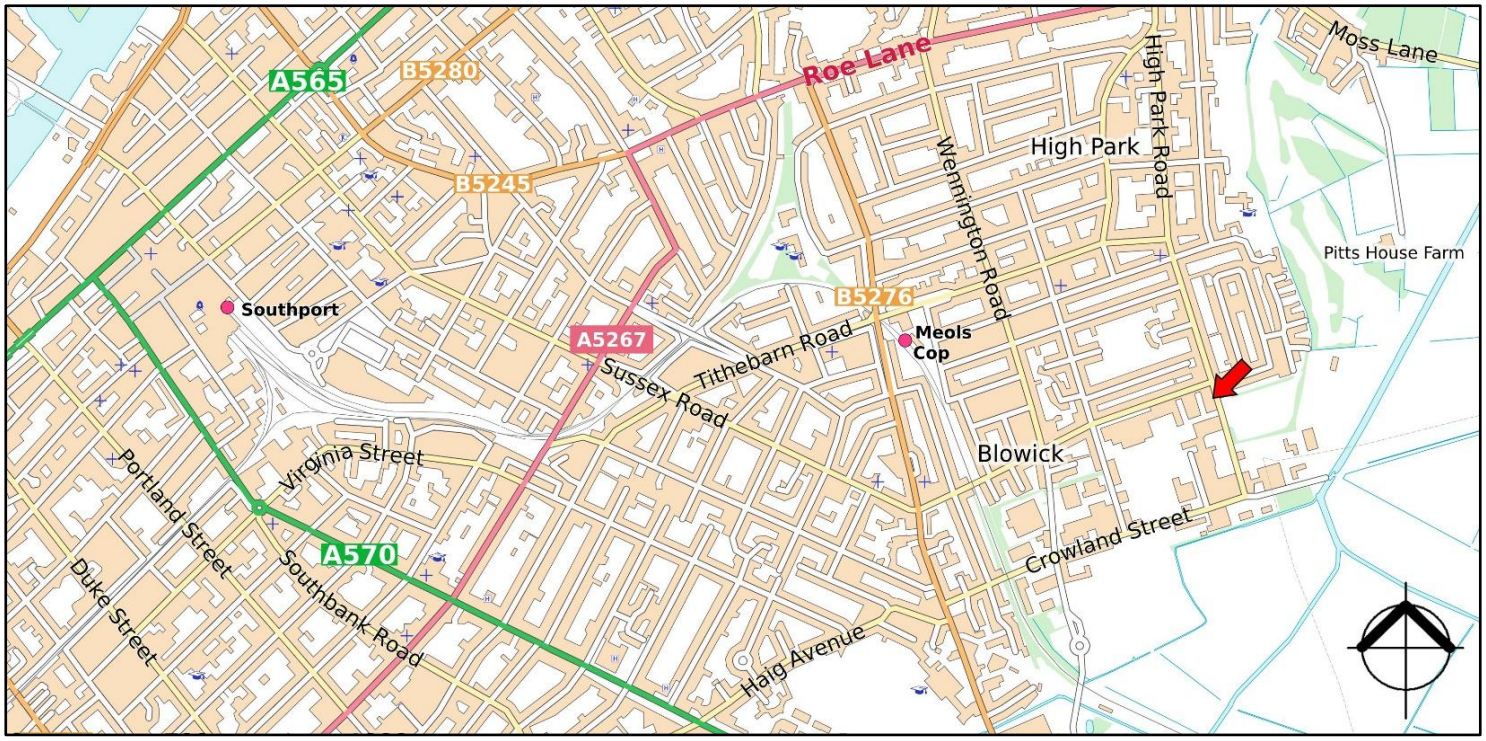
Each party to be responsible for their own legal costs.





UNIT 8

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## 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. 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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The Property Ombudsman



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