

3

SOUTHPORT BUSINESS PARK

TO LET

NEWLY REFURBISHED MODERN OFFICE SPACE

123 SQ FT - 9,957 SQ FT

3 SOUTHPORT BUSINESS PARK, WIGHT MOSS WAY,
SOUTHPORT PR8 4HQ



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LOCATION

3 Southport Business Park is prominently located at the gateway to the estate, approximately 2 miles from Southport town centre and close to Kew retail Park and Southport & Formby District General Hospital. Adjacent occupiers include DC Law and Royal Mail.

Transport links include the nearby A570 connecting Southport and Ormskirk, A59 and the local / regional motorway network. Regular bus services connect to Southport town centre and Southport's Merseyrail station connections provide direct services to Liverpool and Manchester



DESCRIPTION

3 is a three-storey modern office building offering a range of flexible office spaces from small suites of 123 sq ft to a full floor of 9957 sq ft. The building is situated on a self-contained site which is well-maintained, landscaped and benefits from generous secure on-site parking.

The building has recently undergone a comprehensive programme of refurbishment to provide high specification accommodation including a communal reception with breakout spaces and informal meeting areas, a modern shared kitchen and breakout space and an external terrace with outdoor seating.

- VRF 2 pipe fan coil air conditioning
- LED lighting
- Carpeted throughout
- Male, female and accessible WC's to all floors
- Ultrafast broadband
- Shower facilities
- Generous on-site parking provision 1:175 sq ft
- On site secure cycle storage

CONNECTIVITY

The building offers dedicated business ultrafast internet via Telcom. 30 Mbps – 500 Mbps*, dedicated bandwidth, symmetrical speeds, unlimited data.

*short term contracts and additional speed options available



SCHEDULE OF ACCOMMODATION

GROUND FLOOR	SQ FT	SQ M
G01	203	18.9
G02	287	26.7
G03	315	29.3
G04	569	52.9
G05	349	32.4
G06	146	13.6
G07	146	13.6
G08	247	22.9
G09	123	11.4
G10	898	83.5
G11	3,538	327.7
FIRST FLOOR	SQ FT	SQ M
1.01	3,337	310.02
1.02	2,357	218.97
1.03	3,337	310.02
Full Floor	9,957	925
SECOND FLOOR	LET	

FLOOR PLANS

GROUND FLOOR



FIRST FLOOR







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EPC

The property has an EPC rating of B47. A full certificate is available upon request.

TERMS

Flexible lease terms available

VIEWING

Strictly by prior appointment with the sole letting agents:

0151 236 4552
fishergerman.co.uk



Gabriel Davies
0151 242 8960
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David Laws
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