



## RENT

£220 - £2,000  
(per month)



## EPC RATING

D



**30 West Street**

**Southport, PR1 1QN**

Leashold | Offices | 150 Sq Ft - 1,500 Sq Ft



**TO LET**





## Location

Located on 30 West St, Werksy Southport is the ideal town centre location. Surrounded by ample tenant amenities with Lord Street positioned less than 150m to the Southeast, and the Marine Lake less than 200m to the Northwest. The property is well connected to local and national transport infrastructure with Southport Station only a short distance from the property, the property also benefits from several surface carparks in the locality.



## Description

Werksy Southport has excellent facilities, including meeting rooms, kitchen areas, showers and fully connected high-capacity fibre internet. Additional services such as call handling and admin support are also available upon request.

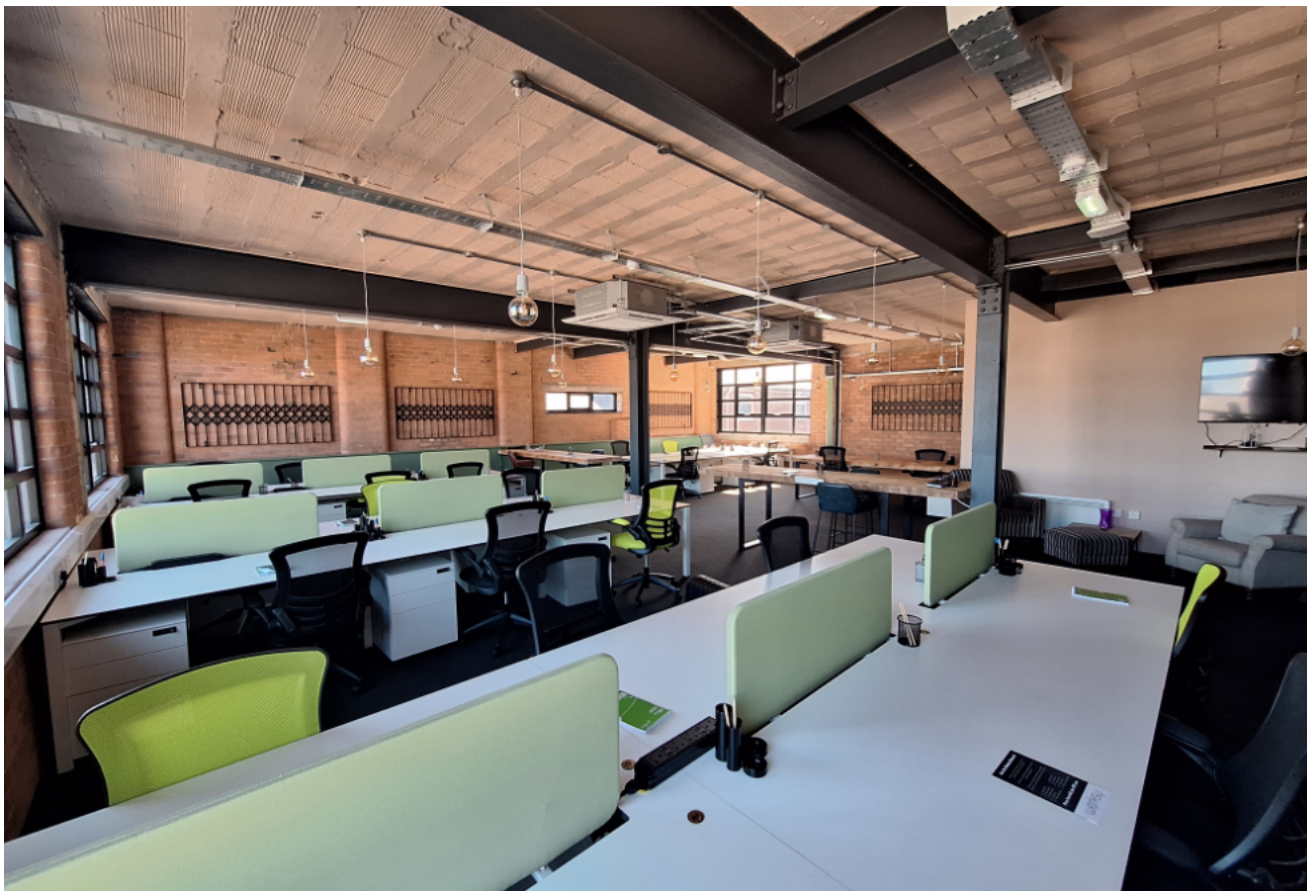
Werksy office space provides flexible solutions for a broad range of occupiers, with office suites already fitted out ready for plug-and-play occupation.



## Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor / Unit / Suite, etc.	Sq Ft	Sq M
<b>West End Terrace</b>		
1a.1 (1st Floor Rear)	151	14
1a.2 (1st Floor Front)	226	21
2a.1 (2nd Floor Front)	215	20
<b>Main Building 2nd Floor</b>		
2nd Floor	1,528	142
<b>Main Building 3rd Floor</b>		
Marine View	424	39.4
Atkinson View	481	44.7
<b>Main Building Mezzanine</b>		
Banff	221	20.5
West End Terrace	203	18.9
<b>Total</b>	<b>3,449</b>	<b>320.5</b>



## Amenities



24/7



Kitchen



Meeting Rooms



Lift



Plug & Play



Showers







## Further information

### Lease Terms

The accommodation is available to let on terms to be agreed. The quoting rent and terms can be made available on request to the letting agent Fisher German LLP.

### Rent

From £200 per month. All-inclusive options are available.

### Tenure

Leasehold.

### Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### EPC

The EPC rating is as follows:

First Floor 51(C)

Second Floor 84 (D)

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

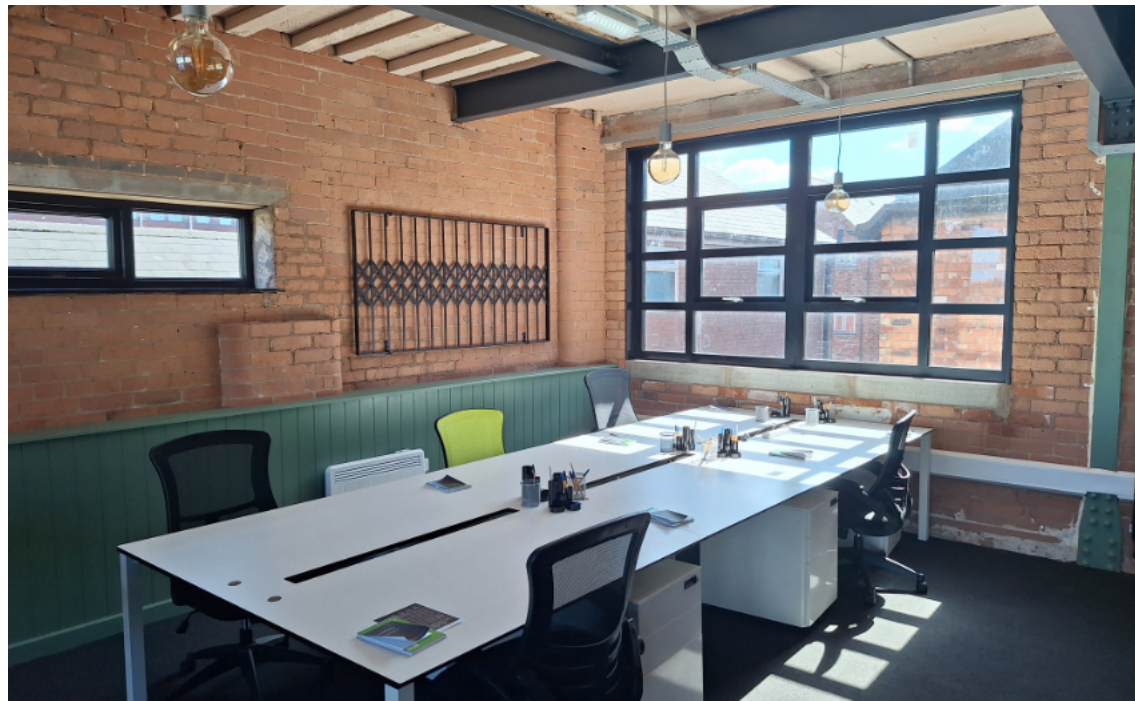
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

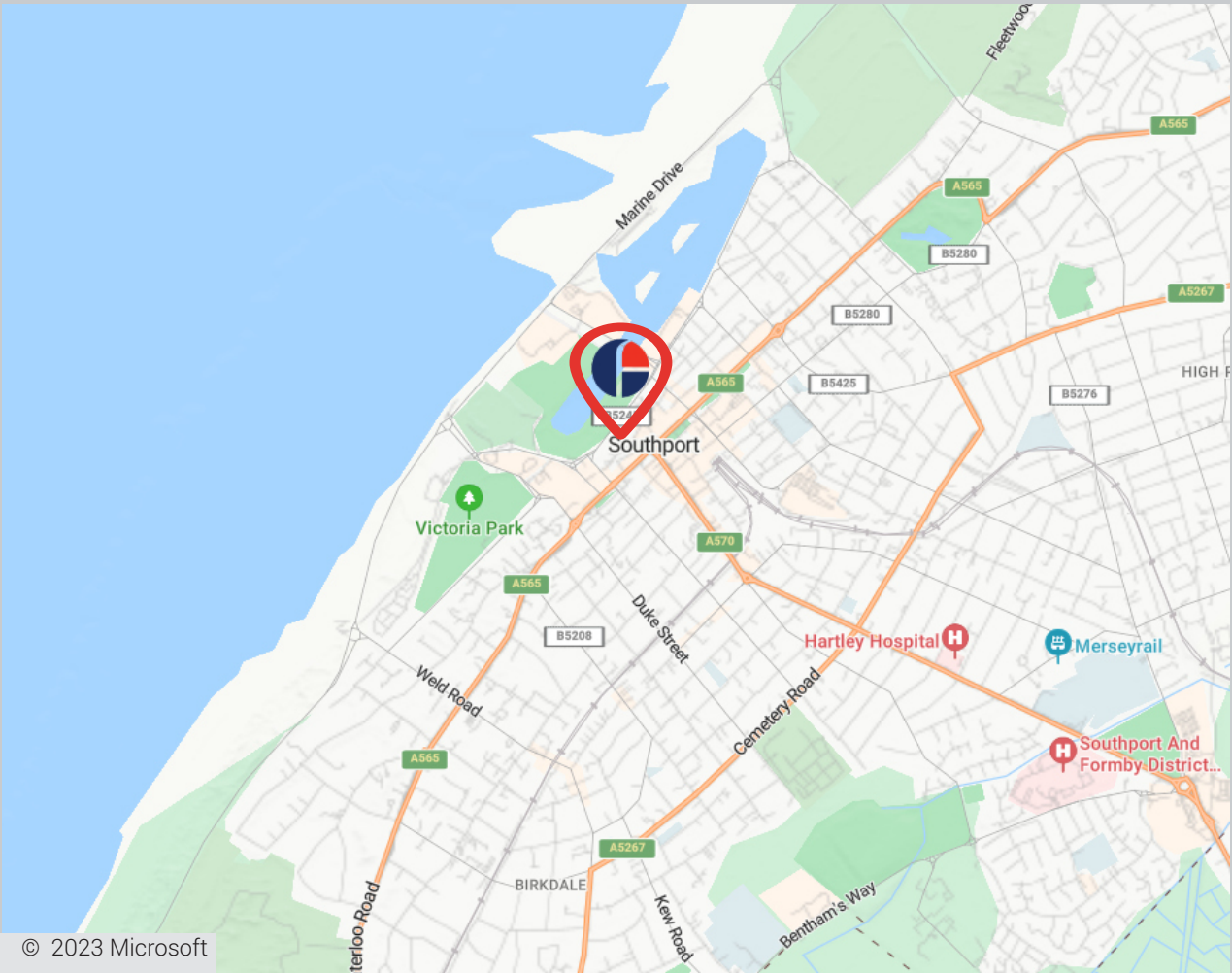
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.



# 30 West Street, Southport PR1 1QN



## Approximate Travel Distances



### Nearest Station

- Southport Railway Station – 0.4 miles



### Nearest Airport

- Liverpool John Lennon Airport - 25 miles



### Nearest Port

- Seaforth Dock - 15 miles



## Viewings



### Gabriel Davies

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### Adam Fleming

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Particulars dated September 2024. Photographs dated September 2023.