

# TWO NEW UNRIVALLED HIGH SPECIFICATION OFFICE BUILDINGS

*Join the migration to...*



**SOUTHPORT**  
BUSINESS PARK



With substantial open plan  
floor plates offering:

- Whole floors from 8,456sq.ft. (785.6sq.m.).
- Suites from 2,500sq.ft. (232.2sq.m.).
- Generous on-site car parking.
- Established business park with major occupiers.
- Two miles from Southport Town Centre.
- Superb central location to Liverpool, Preston and Manchester.
- Popular residential and commercial location.

The new Grade A building provides 26,000 ft<sup>2</sup> approximately, over 3 floors and the ability to accommodate a self-contained entrance for the second floor. With 132 car parking spaces, including 6 disabled, specifically allocated to the building and the addition of cycle stands within close proximity to the entrances.

The nett lettable areas for each of the buildings are as follows:

FLOORS	SQ FT	SQ M
Ground	8,456	785.6
First	9,000	836.1
Second	8,754	813.3
Reception Area	558	51.8
<b>Total</b>	<b>26,768</b>	<b>2,486.8</b>

**All enquiries – Joint letting agents**



**0151-255 0755**  
[www.keppiemassie.com](http://www.keppiemassie.com)



**01704 500345**

The Business Park has been established for a number of years and has a growing list of prestigious organisations making it their home...

...Royal Mail, Hibernia, United Automation, Barnetts Solicitors, Experian, KLH Electronics, SES Security Services, Payment Shield and Premier Wealth Management.

*Join the migration to...*



The two buildings on offer will provide unrivalled high specification office accommodation within the Southport area with substantial open plan floor plates.

#### SPECIFICATION

- Fully glazed entrance reception
- Comfort cooling and heating
- Full access raised floor with carpet tiling
- Suspended ceilings with LG7 lighting
- BREEAM – very good rating
- High specification male, female and disabled WC's, with shower/changing facilities.

#### LOCATED

Approximately 2 miles from the main town centre area and close to Kew Retail Park and Southport District Infirmary. Southport Business Park has already established a very impressive, growing business community, with local, national and international organisations making it their home.

Transport links include the A570 to Ormskirk and the M58 Motorway. With the A565 providing access to Preston and Liverpool.

Merseyrail and Inter City connections are served from Southport station and there is a regular bus service to the Town Centre servicing the Hospital and the Business Park.

#### TERMS

Rentals and sale prices available on application. A modest estate charge is applicable.



#### ALL ENQUIRIES

Strictly by appointment with the joint letting agents.



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