



The Shakespeare Centre, 45-51 Shakespeare Street, Southport, PR8 5AB

The property occupies a prominent location fronting Shakespeare Street,
close to Southport town centre.

Tenure	To Let
Available Size	200 to 2,767 sq ft / 18.58 to 257.06 sq m
Rent	£250.00 - £1,618.00 per month From
EPC Rating	Upon enquiry

Key Points

- > Excellent location
- > Building Manager
- > Modern Office accommodation
- > Parking facilities

Description

The property comprises a detached four storey office building built originally in the late 1960's/1970's of framed construction. Externally, it is phased with brick and benefits from UPVC double glazing. Internally the property is divided on each floor into a multi-let office building and finished to the following specification:-

- Painted plastered walls and ceilings/carpeted floors
- Fluorescent strip lighting
- Full gas central heating
- Life access to all floors
- 24 hour access
- Intruder alarm
- CCTV
- Car park with space for 109 cars
- *All-inclusive packages now exclude utilities.

Location

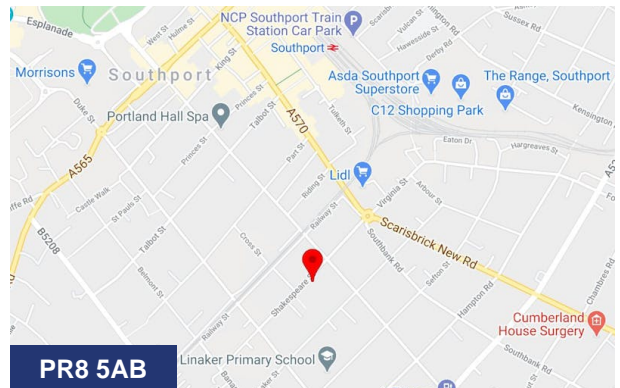
The property occupies a prominent location fronting Shakespeare Street, close to Southport town centre. The surrounding area is largely residential with Shakespeare Street being the local centre with shops, cafes etc. The street was highlighted recently in a local newspaper as being a "bustling road with real finds and services". Shakespeare Street is a main bus route, being of mixed use, predominantly retail and business services, as well as being home to the newly constructed Salvation Army Headquarters. Shakespeare Street leads to the A570 Eastbank Street which in turn leads to Lord Street and Southport town centre, approximately ½ mile north west of the subject property.

Accommodation

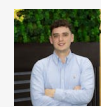
Description	Size	sq ft	Rent	Service charge
Unit 5	-	804	£585 /month	£168 /month
Suite 8A	-	268	£250 /month	£45 /month
Suite 9	-	1,152	£666 /month	£336 /month
Suite 10	-	1,668	£966 /month	£487 /month
Suite 12A	-	180	£250 /month	£30 /month
Suite 12B	-	165	£250 /month	£28 /month
Suite 12C	-	170	£250 /month	£28 /month
Suite 12D	-	137	£200 /month	£23 /month
Suite 14	-	1,322	£992 /month	£385 /month
Suite 15 & 16	-	2,170	£1,618 /month	£632 /month
Suite 15	-	1,052	£784 /month	£306 /month
Suite 16	-	1,119	£834 /month	£326 /month
Suite 17B	-	260	£250 /month	£43 /month

VAT

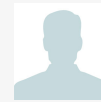
All prices quoted are exclusive of VAT.



Viewing & Further Information



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