

OFFICE SUITE TO LET

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£13,000 per annum



82 CORONATION ROAD, CROSBY, LIVERPOOL L23 5RH

LOCATION

Occupying a corner position on Coronation Road (A565) at its junction with Islington Crosby and Liverpool Road the premises is situated amongst the busy commuter route between Liverpool City Centre, Crosby, Formby and beyond. Crosby is an affluent town located approximately 7 miles north of the City Centre. Nearby occupiers include Abode Estate Agents, Tesco Express, Boots Pharmacy, Sainsburys, Costa and several other independent retailers.

DESCRIPTION

The newly refurbished, self-contained first-floor office offers a professional and modern working environment. The space comprises three well-appointed meeting rooms, along with a fitted kitchen and WC facilities. Additional features include a secure intercom and keypad entry system. The office is available with the option of being furnished or unfurnished.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Office Suite	61.98 sq.m.	667 sq.ft.
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TERM

A new lease for a term of years to be agreed.

RENT

£13,000 per annum.

VAT

The property is not elected for VAT.

BUSINESS RATES

The premises are awaiting reassessment.

SERVICE CHARGE & INSURANCE

Further details available upon request.

EPC

Certificate Number: 0690-2973-9730-6800-3103
Energy Performance Asset Rating: C

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

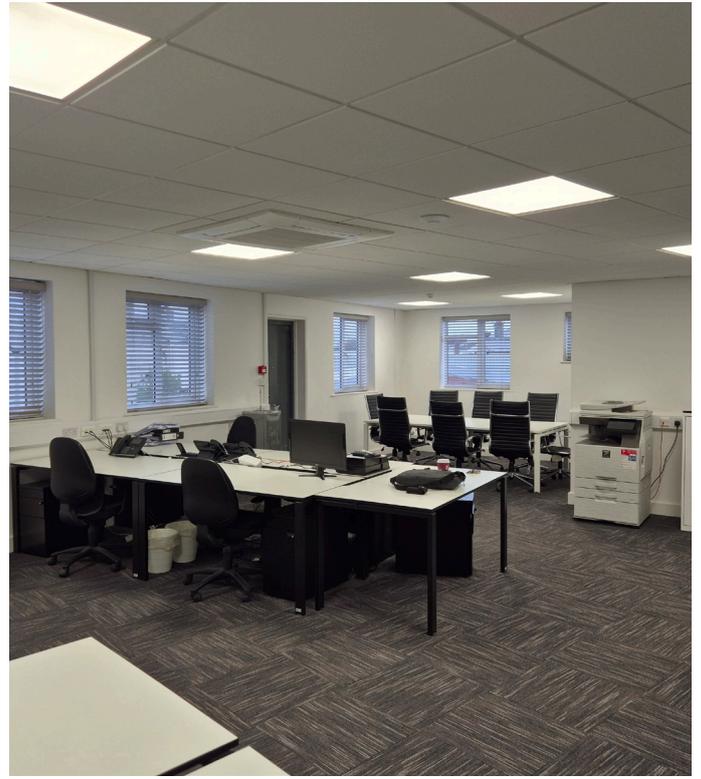
Tel. No. 0151 227 3400
E-mail: mattkerrigan@hwardp.co.uk
alanafinn@hwardp.co.uk

Subject to Contract

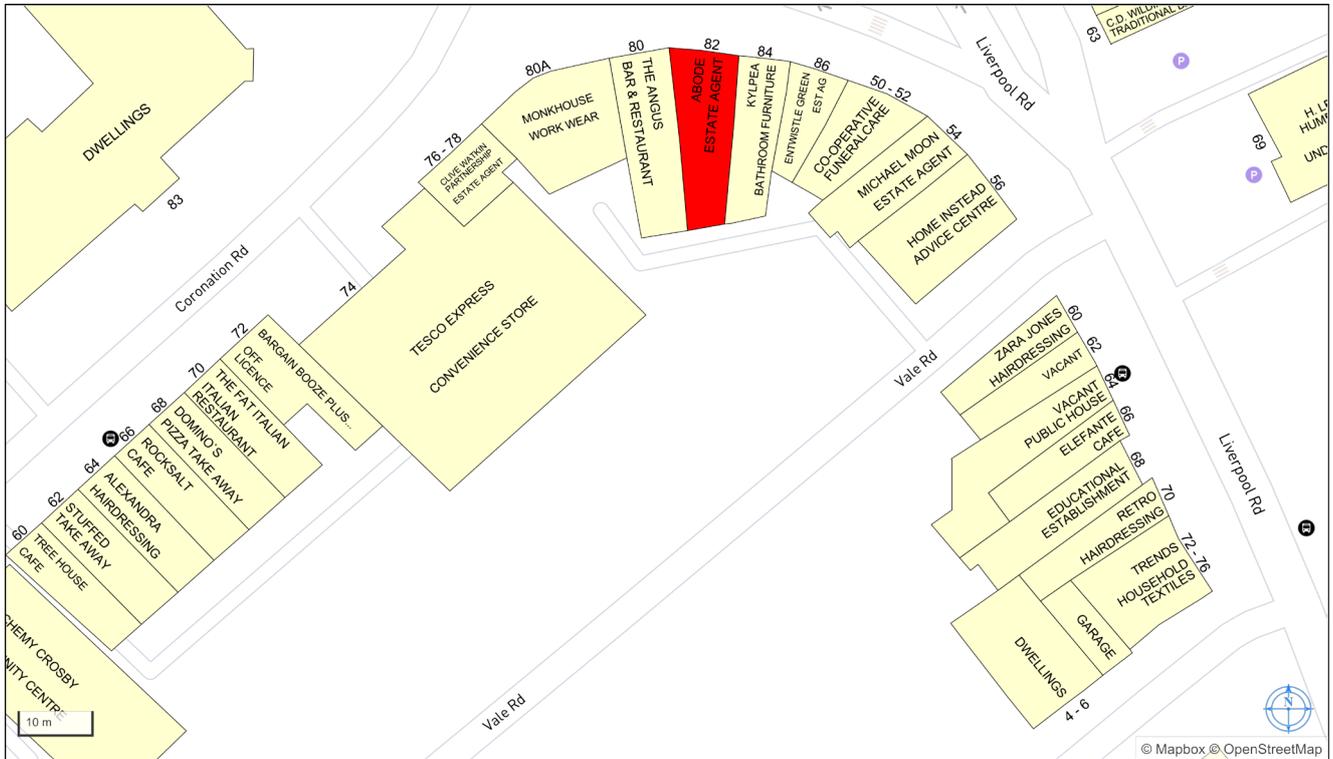
Details Prepared February 2026



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experian | Crosby (HWP Feb 26)
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