OFFICES TO LET







12-14 Moor Lane, Crosby, L23 2UN

LOCATION
Crosby is an affluent town located approximately 6.5 miles north of Liverpool City Centre and 12 miles to the south of Southport. Other well-known retailing towns neaby include Formby, Maghull and Bootle.

The town serves a large local population and the area is well serviced via three reailway stations: Blundellsands, Hall Road and Waterloo providing regular transport to Southport and Liverpool City Centre. The town benefits from a regular bus service throughout Merseyside.

DESCRIPTION
Second Floor office suite available, good natural light, shared kitchen and welfare accommodation.

ACCOMMODATION

Floor	Room	Area (sq.ft.)	Price per month	Price per annun
2nd	7	398 sq.ft. (37 sq.m.)	£350	£4,200

LEASE
All units are available by way of a new lease on effectively full repairing and insuring basis for a term of years to be agreed.

SERVICE CHARGE
A service charge is payable on all premises, further inofrmationi available upon request.

VAT
All rents, prices and other figures included in these particulars are subject to the addition of VAT.

UNIFORM BUSINESS RATES
Interested parties should make their own enquiries with the Local Authority. Likely to benefit from Small Business Rates Relief.

EPC
Certificate Number: TBC
Energy Performance Asset Rating: TBC

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.

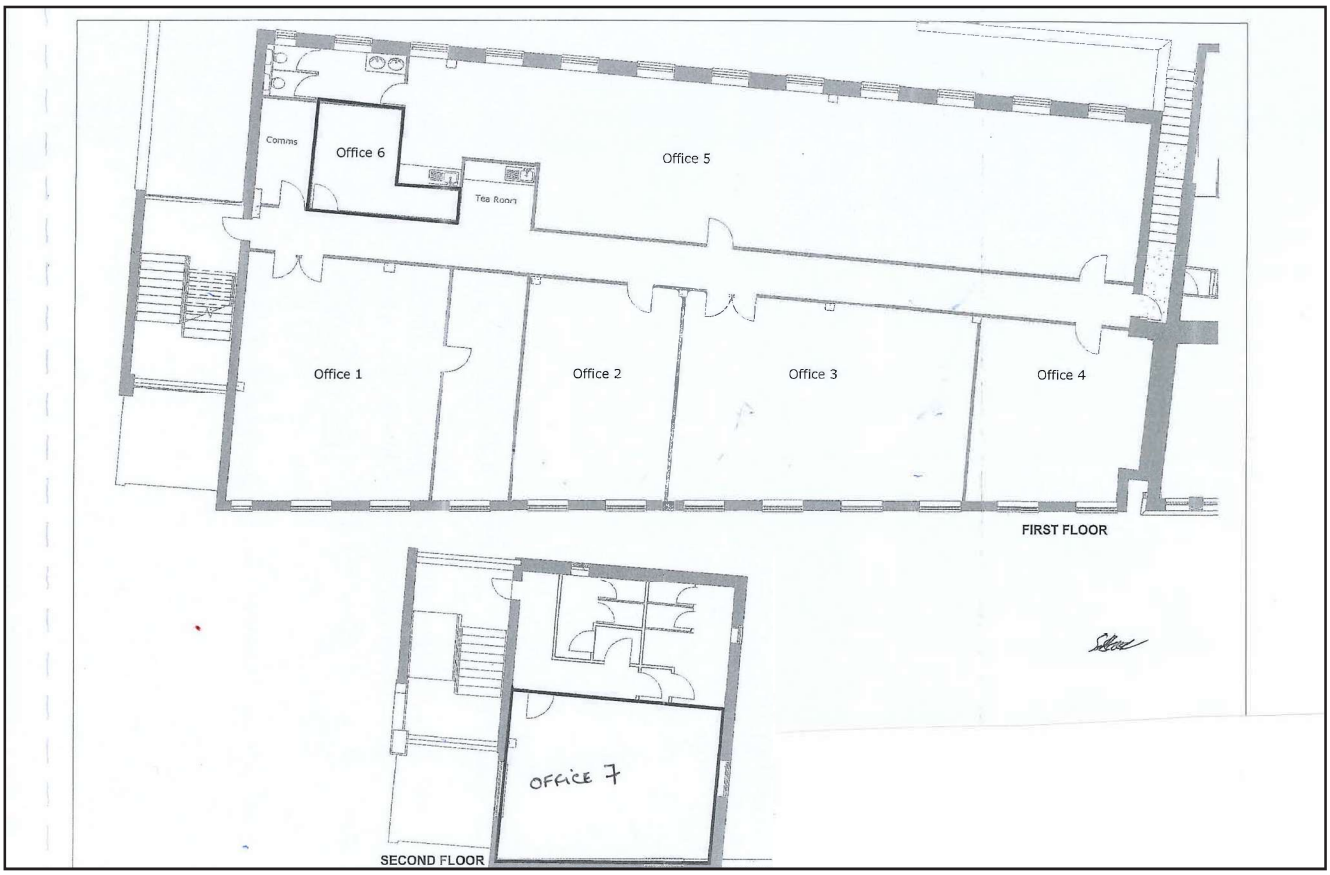
VIEWING & FURTHER INFORMATION
For viewing and further information please contact John Barker of Hitchcock Wright & Partners.

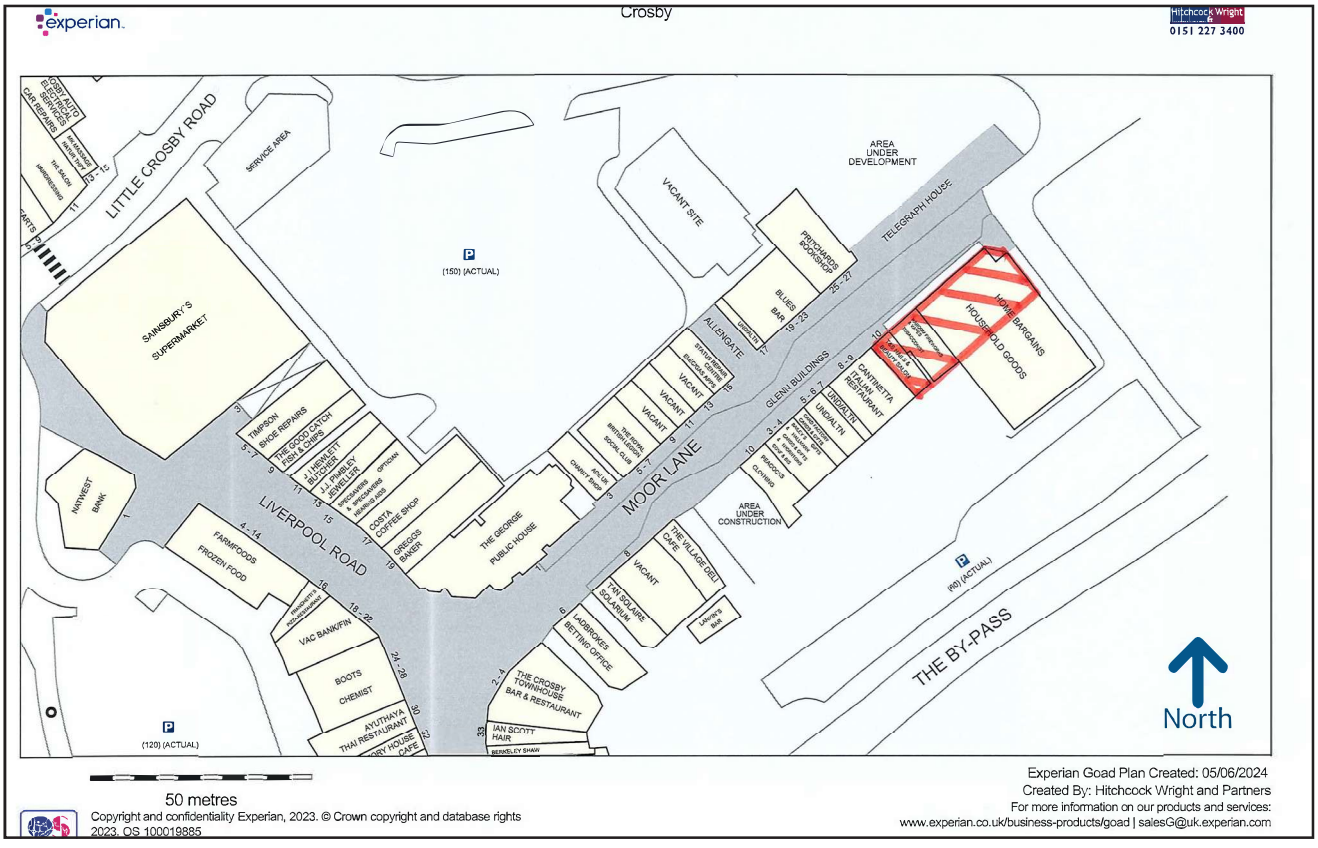
Tel. No. 0151 227 3400
E-mail: johnbarker@hwandp.co.uk

Subject to Contract
Details Prepared July 2026

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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