

# 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 nearby include Formby, Maghull and Bootle.

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

## DESCRIPTION

Office suites available at 1st & 2nd Floors, shared kitchen and welfare accommodation.

## ACCOMMODATION

Floor	Room	Area (sq.ft.)	Price per month
1st	2	373 sq.ft.	£425
1st	4	371 sq.ft.	£425
2nd		398 sq.ft.	£460

## LEASE

All new units are available by way of a new lease on effectively full repairing and insuring basis for a term of

## SERVICE CHARGE

A service charge is payable on all premises, further information is available upon request.

## RATES

Interested parties should make their own enquiries with the Local Authority.

## EPC

Energy Performance Certificate Rating D will be available for completion of any new lease.

## LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

## VAT

All rents, prices and other figures included in these particulars are quoted net but may be subject to the addition of VAT.

## 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, Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400

E-mail: johnbarker@hwandp.co.uk

Subject to Contract

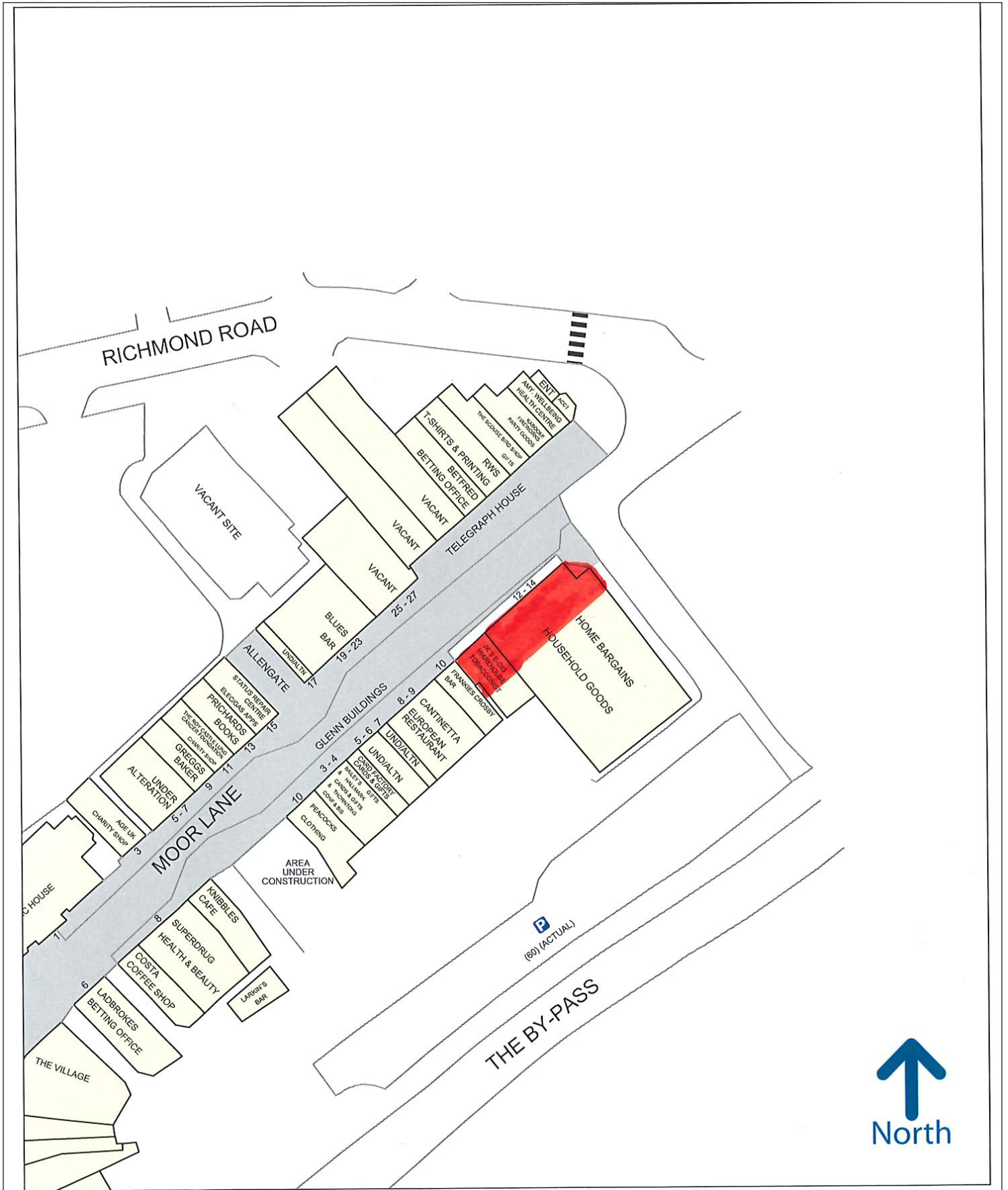
Details Prepared January 2022

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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**Hitchcock Wright**  
Estate Agents & Partners  
**0151 227 3400**  
[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)