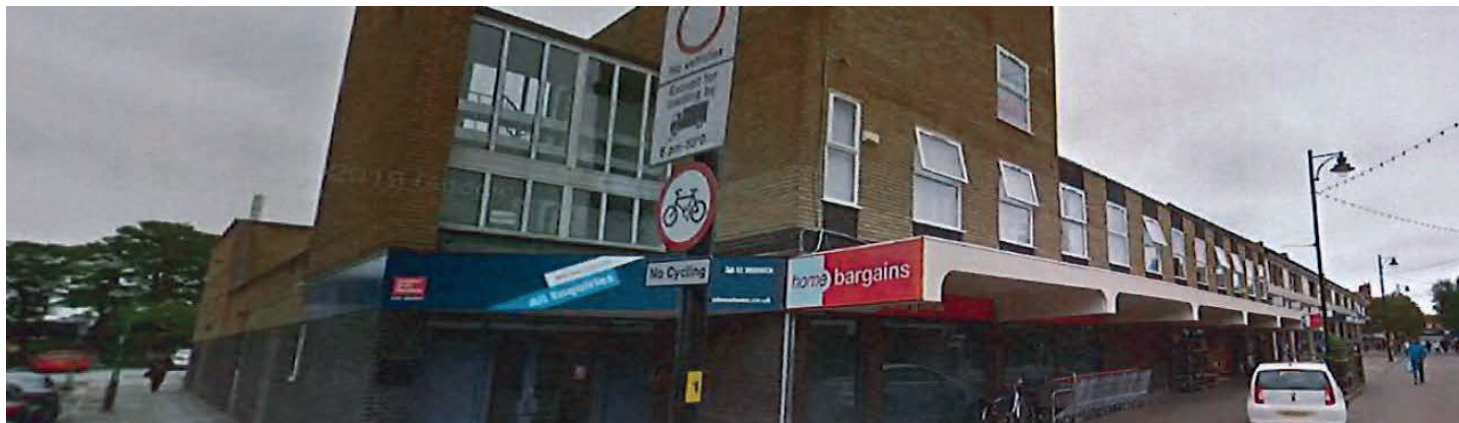


OFFICES TO LET



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 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 annum
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 information 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.

HITCHCOCK WRIGHT & PARTNERS | 0151 227 3400

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@hwardp.co.uk

Subject to Contract

Details Prepared July 2026



12-14 Moor Lane, Crosby, L23 2UN

