

CROSBY VILLAGE

GLENN BUILDINGS NORTH • MOOR LANE • CROSBY • L23 2UN

FIRST FLOOR SHELL OFFICE / LEISURE SPACE

Unit 4 • 3,220 Sq.ft (299 Sq.m)

TO LET



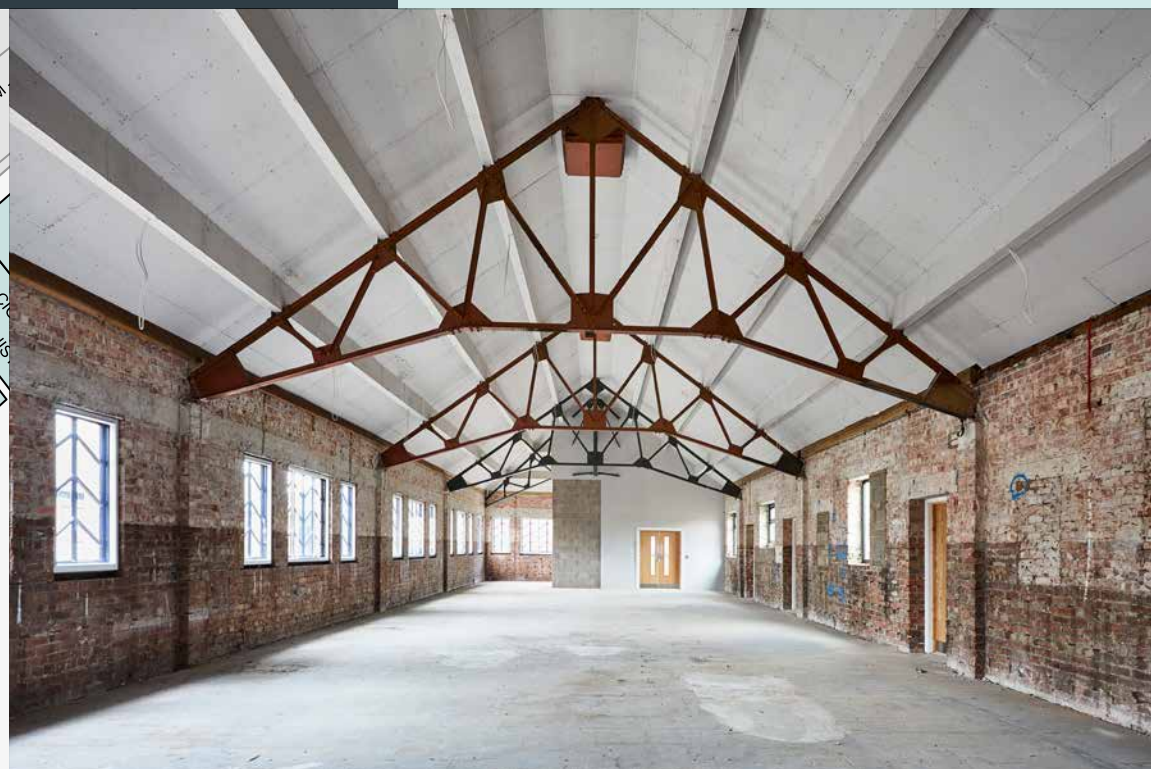
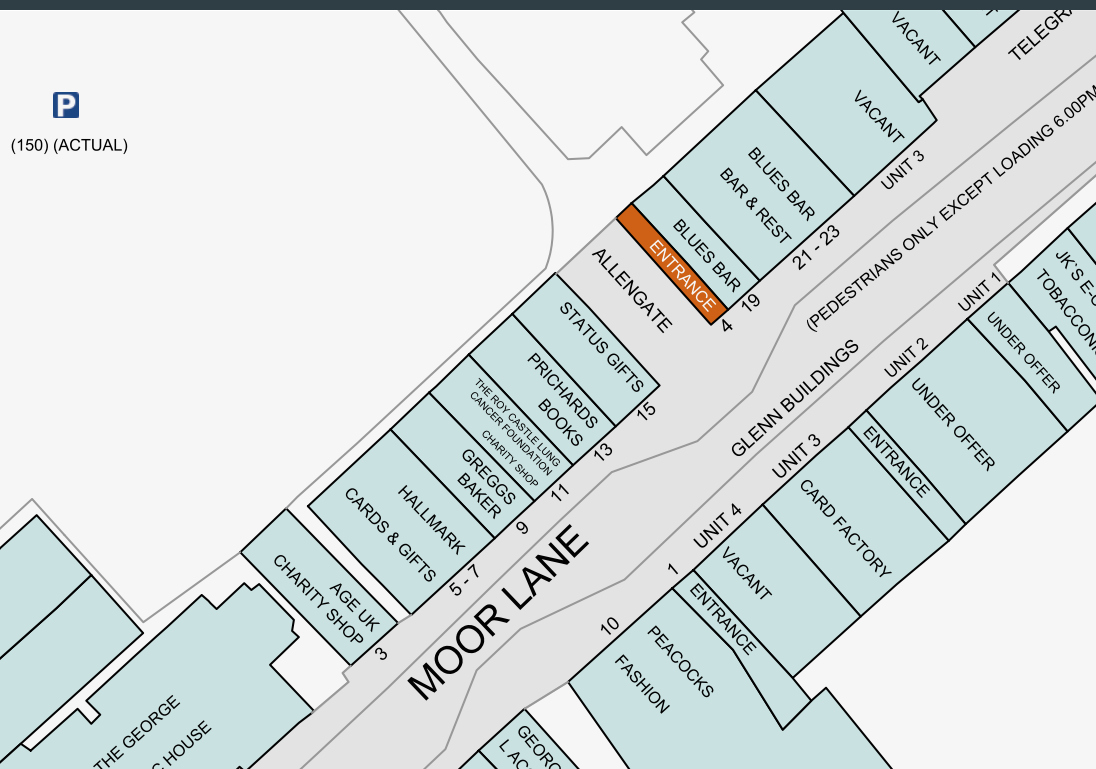
ST. MODWEN



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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.

RETAILING IN CROSBY

Retailing in Crosby is focused around two pedestrianised streets, Liverpool Road and Moor Lane with retail occupiers including Sainsbury's, Boots, Barclays Bank, Farmfoods, Superdrug and Home Bargains. Crosby town is a bustling community, offering a mix of independent retailers and brand names.

The subject premises are located fronting the Northern end of Moor Lane in close proximity to the town's main car parks providing 330 spaces, Home Bargains, the recently opened Peacocks and the newly developed McCarthy and Stone residential development.

AVAILABILITY

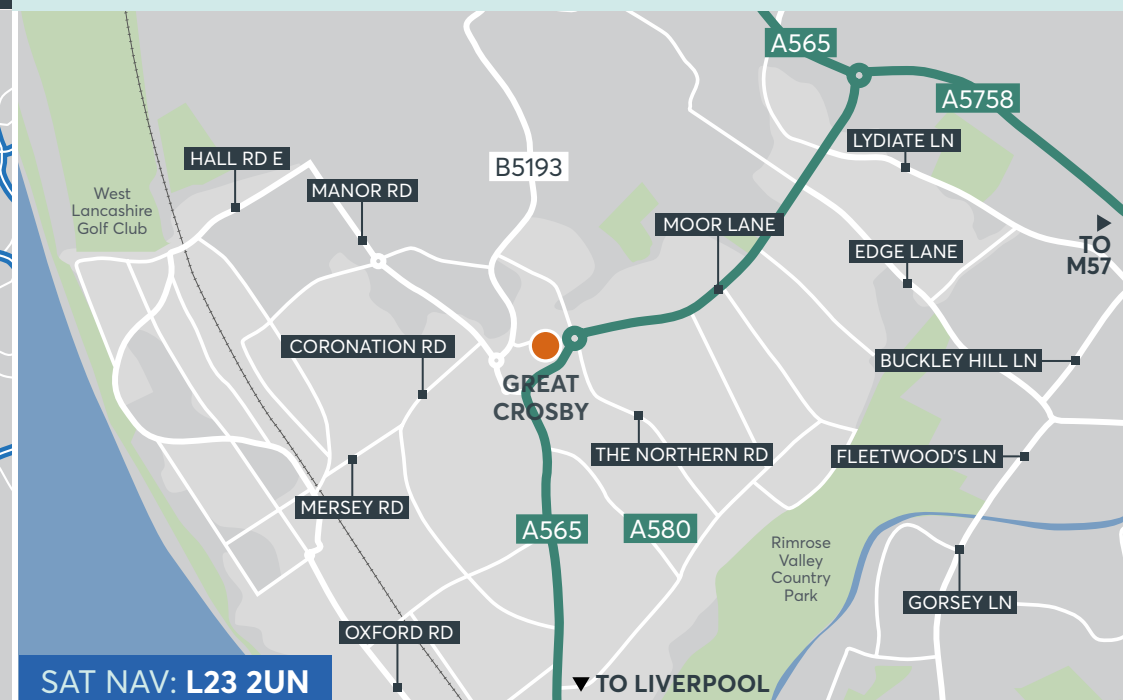
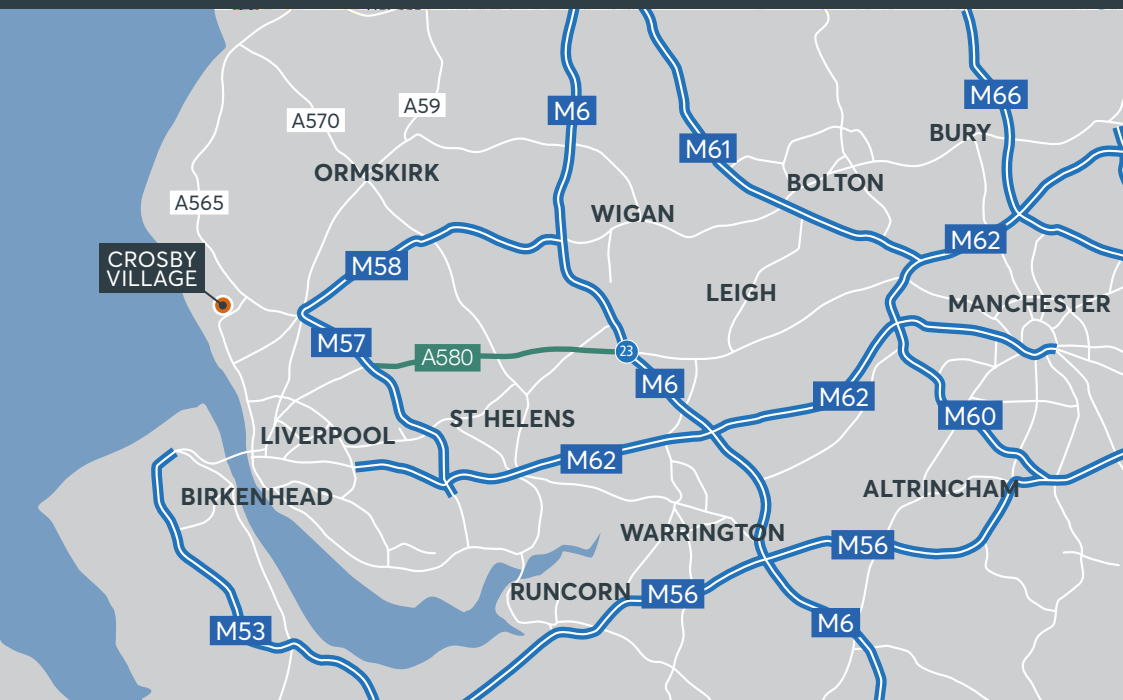
Shell office / leisure space available to let. A1-A5 uses permitted subject to Landlord consent. For additional information please contact the agents overleaf.

BUILDING	UNIT	AREA	SQ.M	SQ.FT
Glenn Buildings North	4	Office	299	3,220
Total			299	3,220

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RENTAL

£25,000.

LEASES

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

RATES

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

SERVICE CHARGE

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

EPC

Energy Performance Certificates will be available on completion of the redevelopment.

VAT & COSTS

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

ABOUT ST MODWEN

St. Modwen, the UK's leading regeneration specialist, is the owner and manager of Crosby Village Centre and is committed to supporting the long-term growth of the centre and its surrounding areas.

FOR FURTHER INFORMATION

Viewings strictly by prior appointment with Lambert Smith Hampton, please contact:

**Lambert
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