

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

49 Houghton Street,
Southport,
Merseyside.
PR9 0PG

Our Ref: GB/SDP

Date: As Postmarked

Telephone: 01704 500345

Fax: 01704 544402

Email: selling@fittonestates.com

Dear Sir / Madam

**TWO NEW OFFICE BUILDINGS – SOUTHPORT BUSINESS PARK
26,758 SQFT (2,487 SQM) PER BUILDING – TOTAL 53,536 SQFT (4,975 SQM)**

We have pleasure in attaching the brochure for the availability for the above forthcoming office development on Southport's **only** Business Park.

Key features include:-

- Unrivalled high specification Grade A offices in Southport
- Suites from 2,500 sqft (232 sqm)
- 132 on site car spaces
- Established Business Park with major occupiers
- Popular residential and commercial location
- Just two miles from Southport Town Centre
- Anticipated completion 2011

Our client Berkeley James Developments Ltd are seeking pre-lets or pre-sales for the accommodation and will consider sub-division of floors from suitable occupiers. The accommodation is available to lease at circa £14 per sqft exclusive subject to lease terms, size and specification. Purchase price on application.

Full details are available from either myself or John Barnes of Fitton Estates 01704 500345 or alternatively Stuart Keppie or Andrew Byrne of Keppie Massie 0151 255 0755.

We look forward to hearing from you.

Yours faithfully.

Graham Bowling BSc (Hons) MRICS

Estate Agents • Valuers • Commercial and Business Transfer Specialists • Surveyors • Marketing Consultants

Fitton Estates.Com Limited Company Number 6693293 Registered in England and Wales
Directors John Barnes FNAEA FICBA Graham Bowling BSc (Hons) MRICS