

TO LET

First Floor Offices, Ormskirk

Rent: £9,950 Per Annum Exclusive

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

72E , New Court Way, Ormskirk, Lancashire L39 2YT

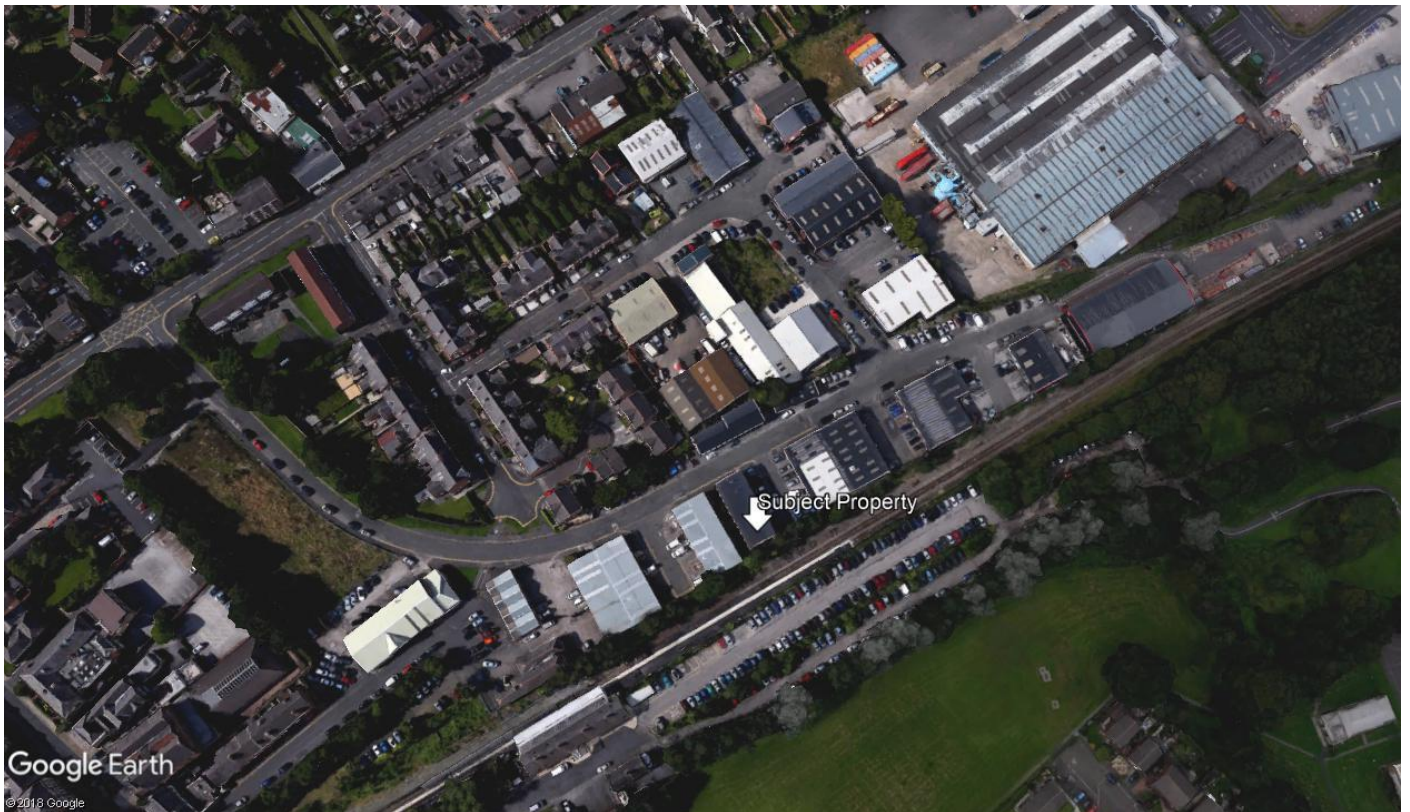


- **First Floor Offices**
- **Approximately 1,100 Sq Ft NIA**
- **3 Car Parking Spaces Included**
- **Self-Contained with Kitchen and WC Facilities**
- **Available by Way of a New Lease on Terms to be Agreed**



**Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
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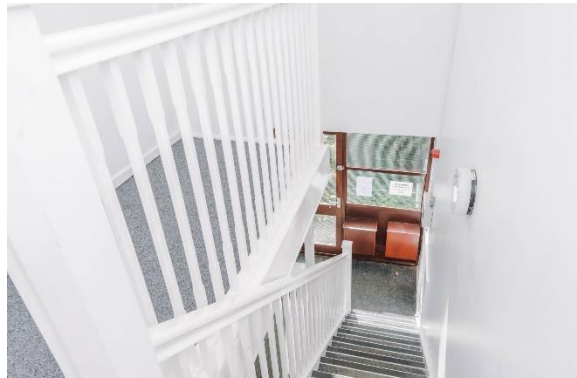
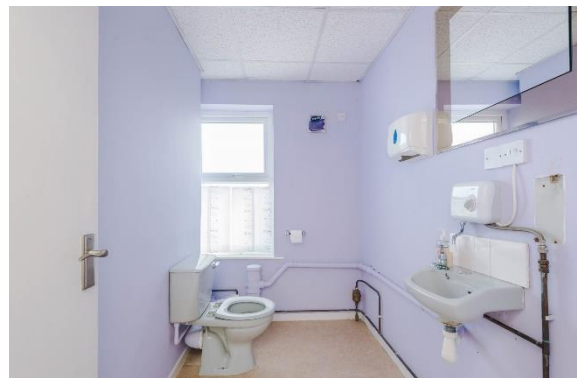
Location: The subject offices are located on New Court Way, Ormskirk, which in turn is situated off Burscough Road and only a short distance from Ormskirk Town Centre.



Description: The first floor offices have their own dedicated entrance off New Court Way, which offers signage potential subject to the landlord's prior written consent and approval.

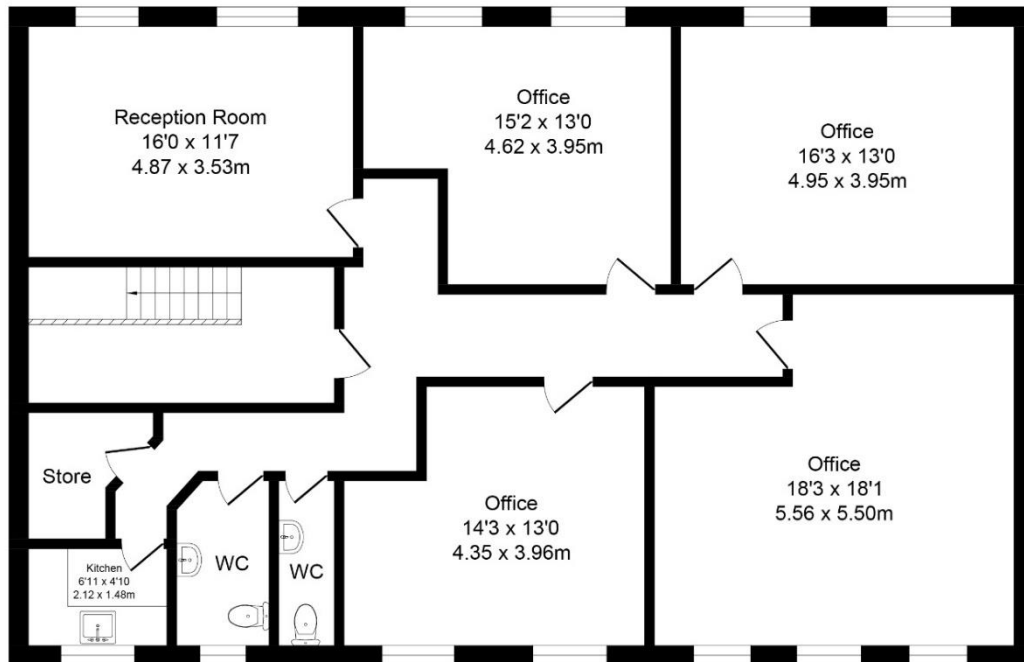
Internally, the property provides a variety of private offices together with reception room, WC and kitchen facilities.

Externally, we understand 3 car parking spaces will be included.



New Court Way, Ormskirk

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor
Area 1537 Sq.Ft
(142.80 Sq.M.)

Terms: Available by way of a new lease on terms to be agreed but for a minimum term of 3 years.

Rent: £9,950 Per annum exclusive of all other outgoings

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address.

VAT: All prices and rentals where quoted are exclusive of but may be subject to VAT.

Legal: Each party will be responsible for their own legal costs incurred in the preparation and completion of the lease.

Business Rates: From our investigations of the Valuation Office, the property is listed in the current VOA 2017 valuation list as having a rateable value as follows: Offices and premises £11,000.

We recommend interested parties speak with West Lancs Council as some occupiers may qualify for reductions or exemptions.

EPC: A full copy of the EPC & Recommendation Report are available on request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Prepared 08 July 2019

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