

New Warehouse – Approaching Completion

TO LET - £40,985 Per Annum

End Terrace Warehouse with Feature Showroom/office

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Unit 3c, Seafire Business Park, Off Tollgate Road, Burscough, Lancashire.



Photos Taken March 2023

- **End Terrace Warehouse with Feature Showroom/Office.**
- **Approximately 5,465 square feet inc. 500 square foot first floor office GIA.**
- **New Portal frame Warehouse Approaching Completion.**
- **7.1 metre Eaves Height.**
- **Ideal Trade Counter / Showroom Premises To A Prominent Position.**
- **Demised parking and Communal yard areas.**
- **Available By Way of A New Lease.**



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Location: Seafire Business Park is the second phase of the employment development within the Yew Tree Park strategic development site. The first phase of the development is known as Dakota Business Park and is fully completed, with all units either sold or let. Seafire Business Park is adjacent and is within the expanding town of Burscough, which is connected by the A59, a main arterial route connecting Liverpool to the South and Preston to the North.

Description: Unit 3c Seafire Business Park is an end terrace portal frame warehouse approaching completion with an attractive feature office/showroom.

The unit will be offering a 7.15 metre eaves height to the main warehouse and is proposed to include an office, with a further office area above of approximately 500 square feet.

Externally, the unit will have demised parking and a communal yard area and will benefit from a partial glazed elevation to the pedestrian entrance area, together with a roller shutter entrance. The rear elevation will also offer excellent scope for signage onto Chancel Way which is the connecting thoroughfare road into the residential areas of Yew Tree Park.

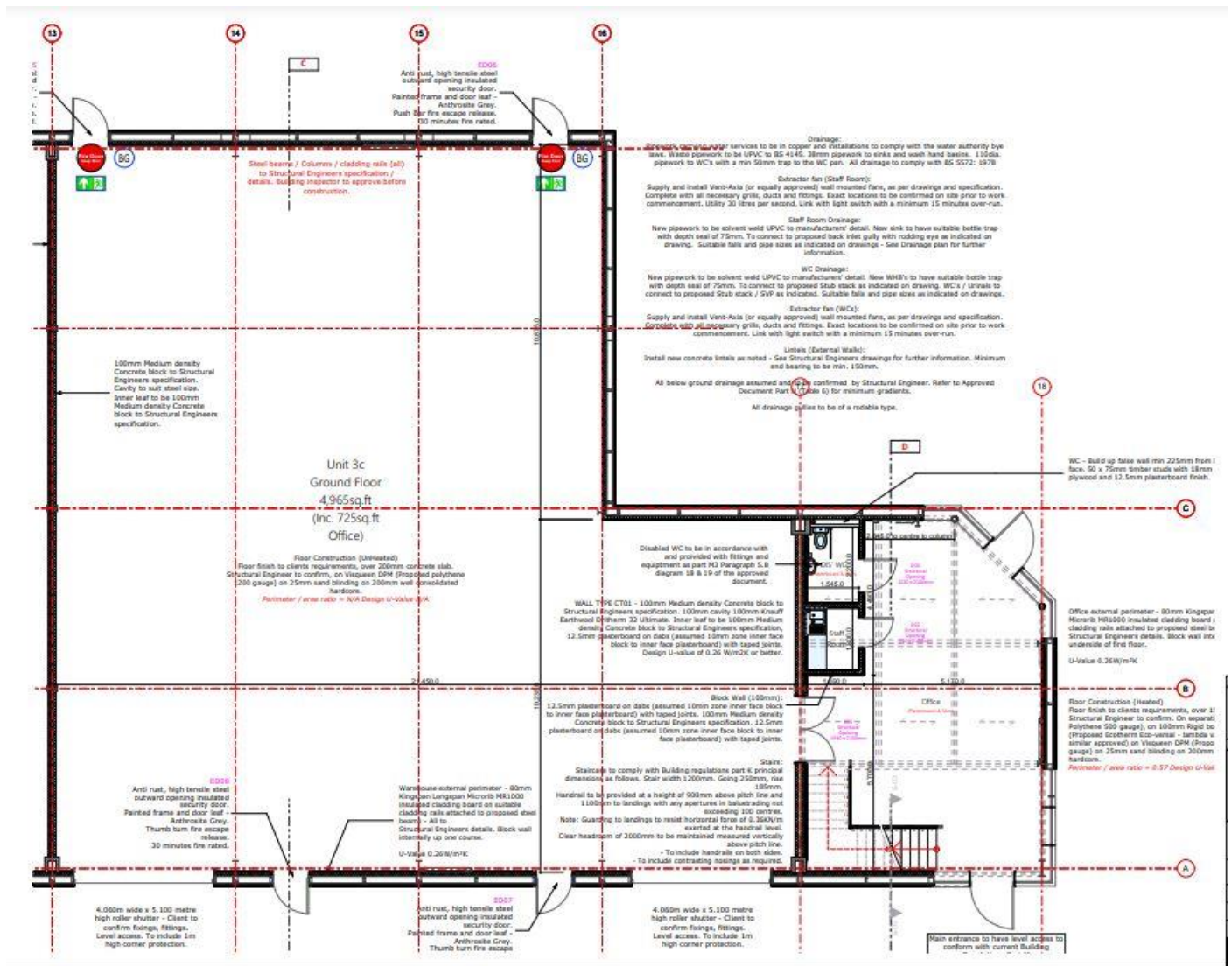
The photographs were taken in March 2023.

An architects typical specification document is also available on request.



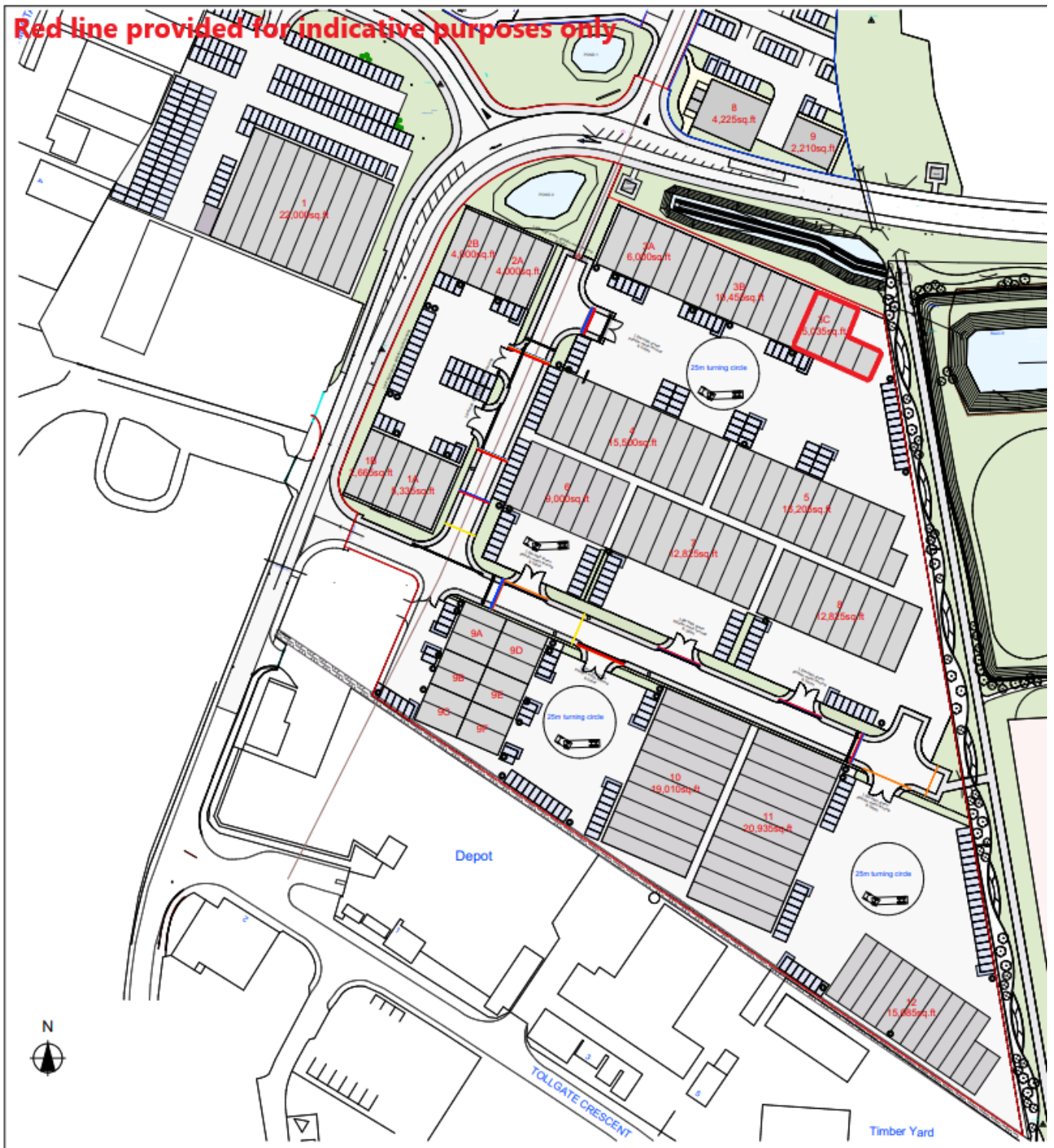
Accommodation: The unit provides a total Gross Internal area of approximately 5,465 square feet, this includes 540 square feet of first floor office.

Floor plan below, not to scale and provided for indicative purposes only.



Site Plan

Red line provided for indicative purposes only



Rent: £40,985 Per annum - exclusive of all other outgoings, such as Business Rates (unit to be assessed), utilities & building insurance.

Please note a service charge would be levied to cover the costs of maintaining of the common areas and landscaping of the development, it is estimated this service charge will equate to approximately £0.25/£0.50 per square foot per annum.

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

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

Legal: Each party will be responsible for their own legal costs incurred in this transaction.

Business Rates: Unit to be agreed. Tenants are to be responsible for the payments of Business Rates.

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 17 March 2023

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