

*Preliminary Particulars - New  
Warehouse under Construction*

**TO LET/ FOR SALE**

# Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**Unit 4, Seafire Business Park, Off Tollgate Road, Burscough, Lancashire.**



- **Approximately 17,993 square feet inc. 2,325 square foot mezzanine GIA.**
- **New Portal frame Warehouse Under Construction.**
- **7.1 metre Eaves Height.**
- **Ground floor Offices of approximately 2,325 square feet and mezzanine storage area of approximately 2,325 square feet.**
- **Demised parking and Communal yard areas.**
- **Rentals from £7.00 per square foot exclusive.**
- **May also consider a sale 999-year long leasehold at nil/peppercorn ground rent.**

**Photos Taken April 2023.**

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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 4 Seafire Business Park is a detached portal frame warehouse currently under construction.

The unit will be offering a 7.15 metre eaves height to the main warehouse and is proposed to include an office element of 2,325 square feet, with the mezzanine storage area above of approximately 2,325 square feet.

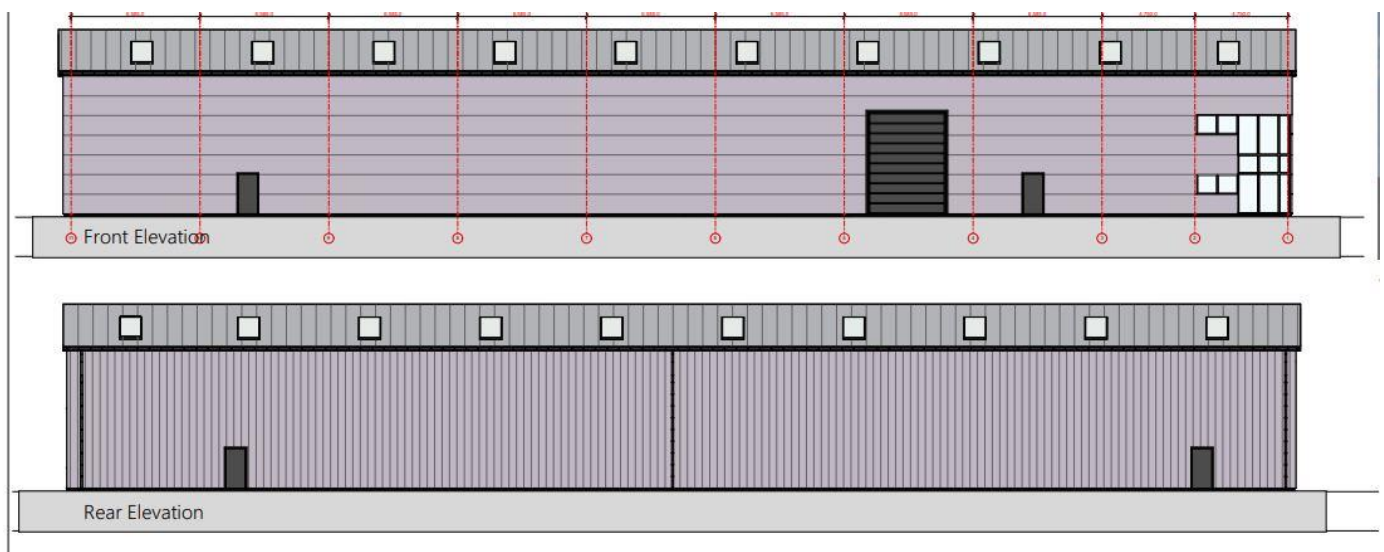
Externally, the unit will have demised parking and a communal yard area and will benefit from a partial glazed elevation to the pedestrian entrance area, together with a roller shutter entrance.

The photographs were taken in April 2023 and it is anticipated subject to exchange of contracts the property could be available approximately 3 month post exchange.

Subject to prior appointment, prospective tenants/occupiers can be shown completed units to help identify the typical specification and layout of a completed unit.

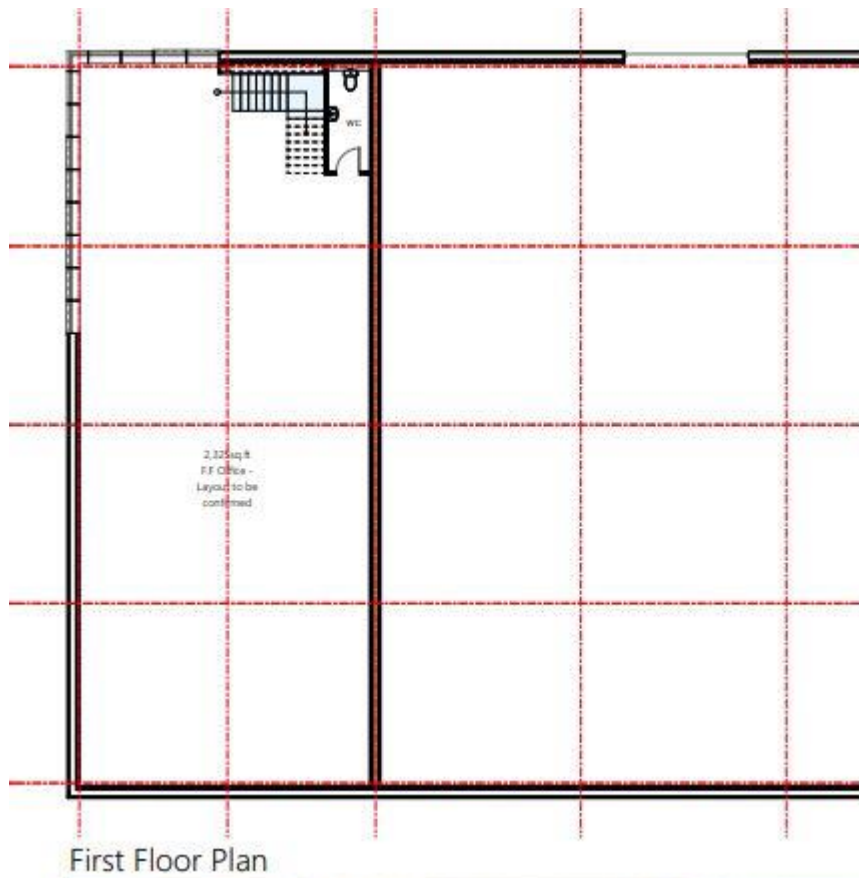
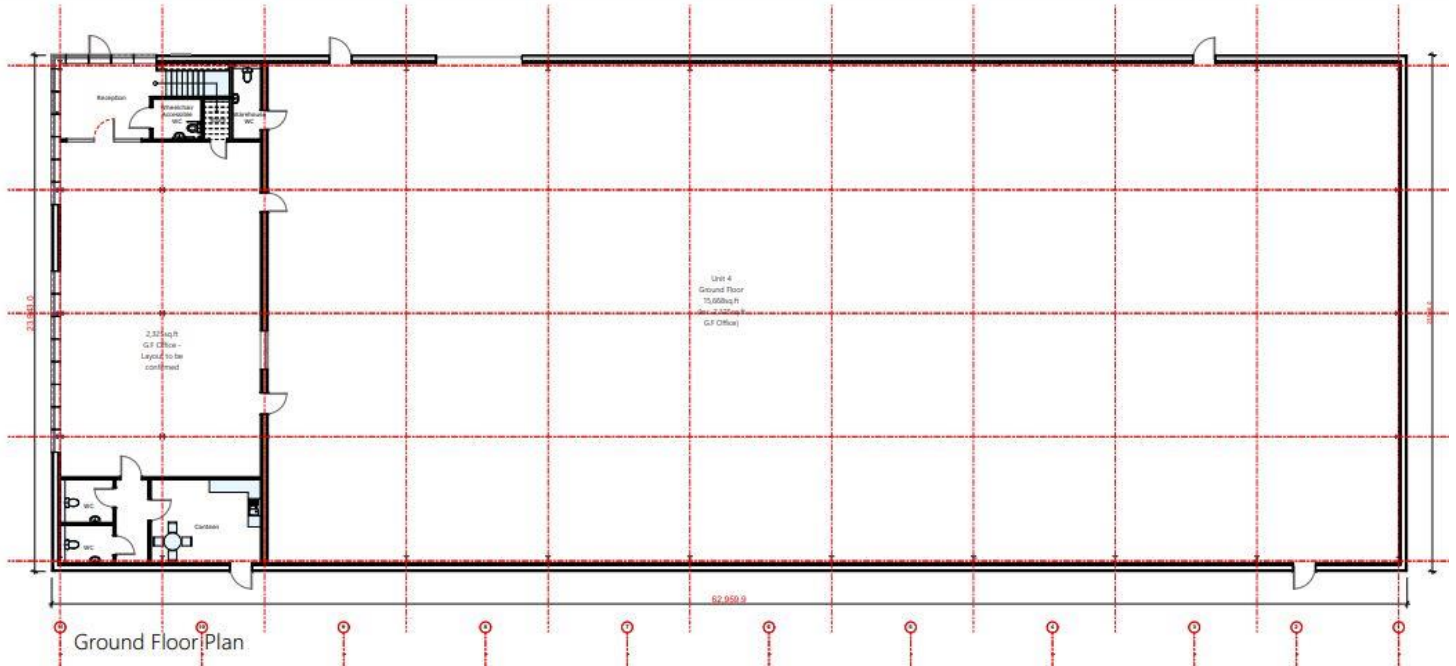
An architects typical specification document is also available on request.

#### Unit 4 CGIS



**Accommodation:** The unit provides a total Gross Internal area of approximately 17,993 square feet, this includes 2,325 square feet of mezzanine and a ground floor office area of 2,325 square feet.

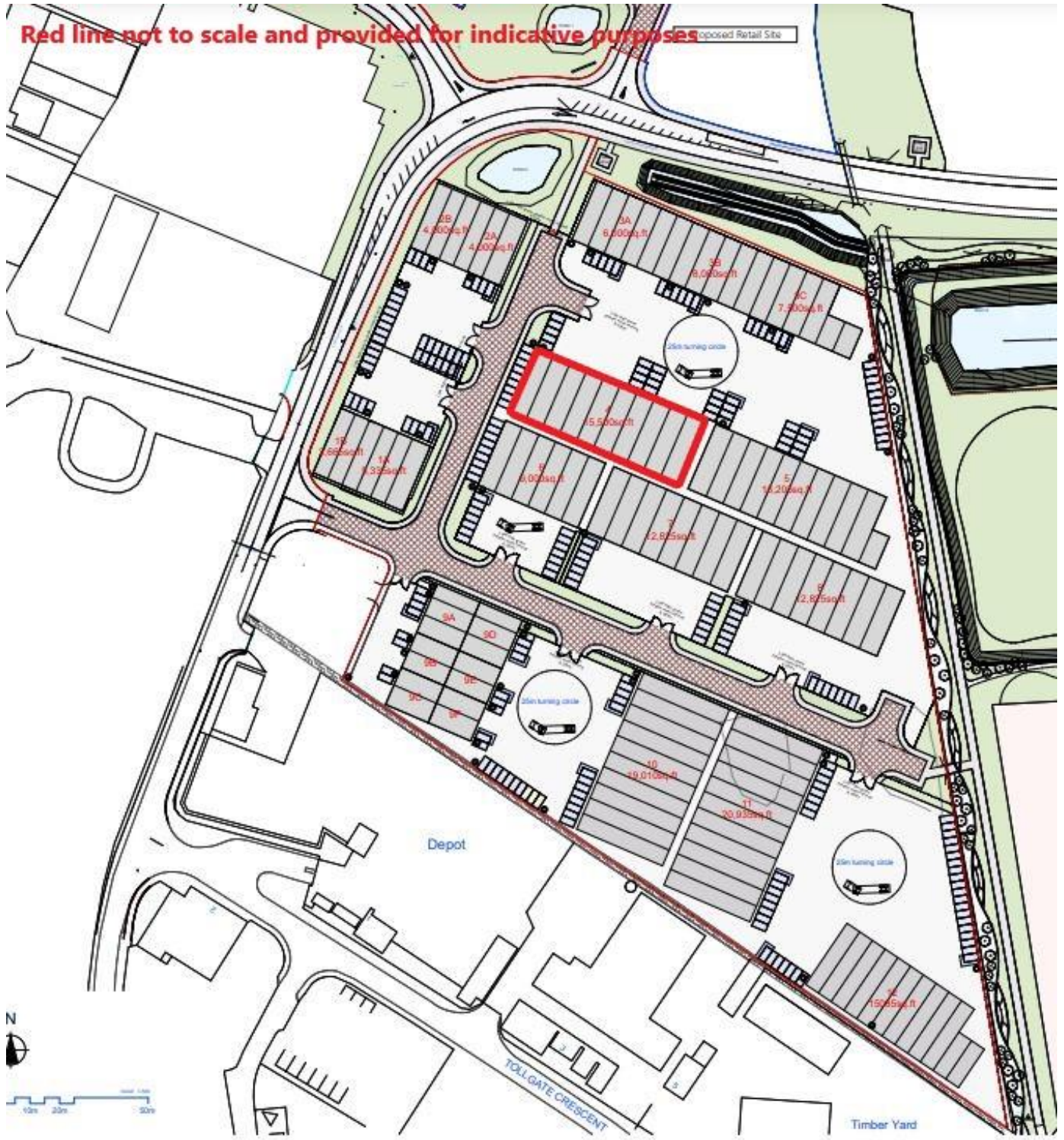
Floor plan below, not to scale and provided for indicative purposes only.





# Site Plan

Red line not to scale and provided for indicative purposes Proposed Retail Site



**Rent:** The property is available at a rental equating to £7.00 per square foot 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.

**Asking Price:** Please note the vendors may also give consideration to the sale of the unit by way of a new 999-year long lease, at a nil/peppercorn ground rent. A purchaser would also be granted appropriate shares of the future management company which would own the freehold.

Asking price £1,950,000 plus VAT – (assuming office content & mezzanine as shown). Further details on application.

**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.

**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.

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

### **Details Prepared 28 April 2023**

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