

TO LET

Individual Office Suites Available

Rentals £10 per sq ft

Service Charge £10.29 per sq ft  
(inclusive of rental figure)

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**Paddock Business Centre, 2 Paddock Road, Skelmersdale, Lancashire, WN8 9PL**



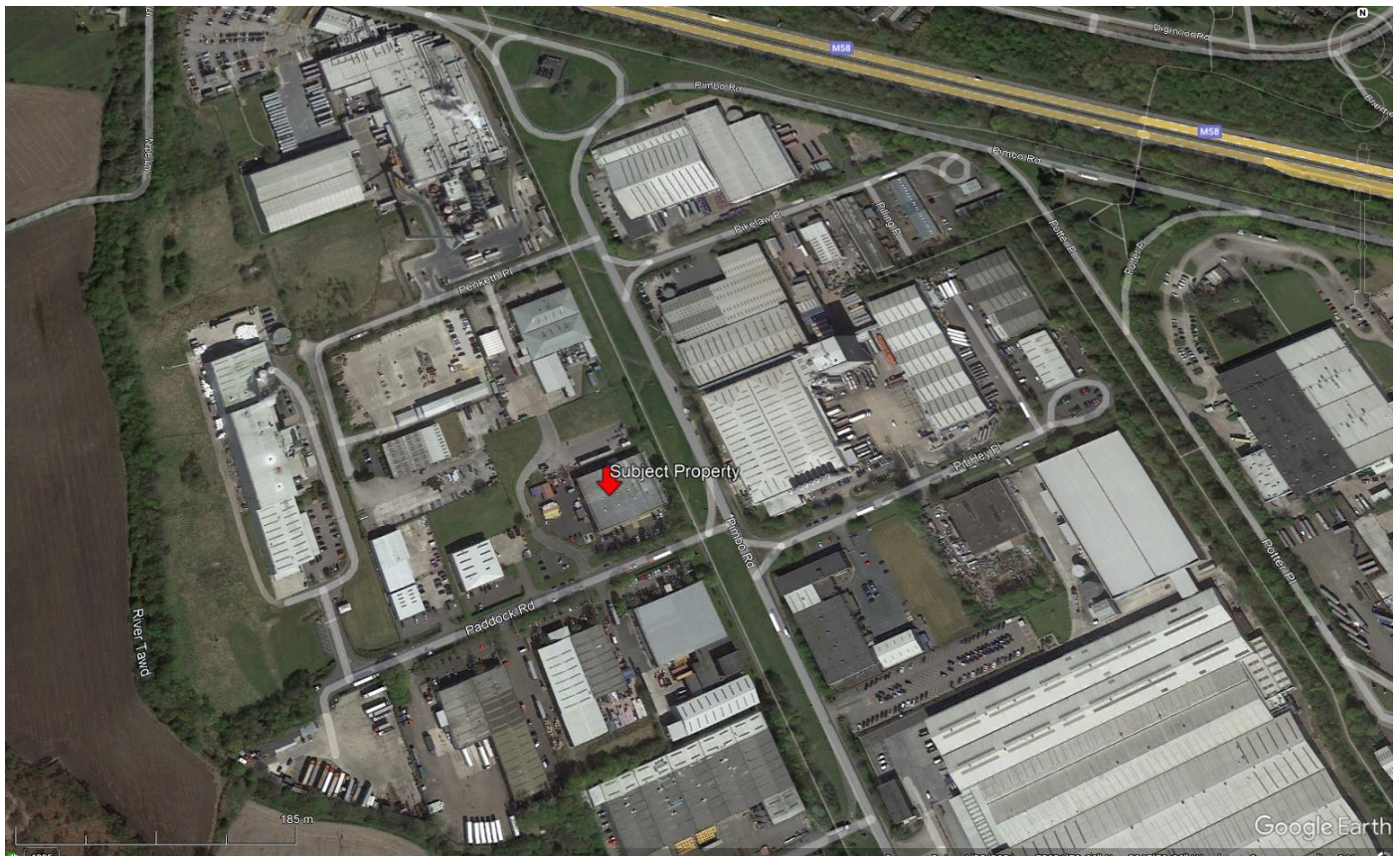
- Individual office suites available.
- Available by way of a licence - Subject to a minimum of 12 months.
- Office suites approximately 125 square feet to 466 square feet.
- Modern specification throughout.
- Communal boardroom and kitchen.
- Meeting and conferencing rooms.
- CCTV
- Key Fob Entry.
- Lift Access.
- Disabled access.
- 24 hour access, 7 days a week, 365 days a year.
- Parking available (first come basis).
- Secure post and parcel management.



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**Location:** The subject property is on Paddock Road which is an estate road off Pimbo Road, which is a ring road to the West Pimbo industrial area, and which adjoins Junction 5 of the M58 in Skelmersdale.

Skelmersdale is approximately 13 miles North East of Liverpool and 15 miles South of Preston.



**Description:** Paddock Business Centre comprises of a number of office suites to part ground and first floor of the building extending from approximately 125 square feet to 466 square feet.

Together with CCTV, fob entry and unrestricted access, the Business Centre offers a clean, newly decorated and secure opportunity for both established and new start up businesses.

Upon entrance, the Business Centre has a welcoming reception area with seating, lift access, communal kitchens to the ground and first floor each with fitted cupboards, refrigerator, microwave and water boiler. Both tenant, visitor and disabled toilets are located to the ground and first floor.

Cleaning of the communal areas is carried out on a regular basis, the ingoing tenants would be responsible for the cleaning of their individual office suites. It can be arranged for suites to be cleaned at an additional cost. Further details upon application.

The Business Centre has a meeting room for hire, both by internal and external parties. Tenants receive a discount of 10% on all bookings which includes the use of flipcharts and AV equipment.

Typical specification to the first floor includes suspended ceiling with recessed lighting, painted walls and carpet floor coverings throughout.

Externally parking is available on a first come basis for tenants and visitors.



**Rent:** Office suites available approximately at 125 square feet to 466 square feet.

Rentals are £10.00 per sq ft. Service Charge £10.29 per sq ft. We understand rental figures are inclusive of the service charge. Office suites are available individually or combined. Further details on application.

**Insurance:** The landlord insures the building and apportions the appropriate amount back from the tenant. Subject to change, following annual review. Tenants are responsible for their own goods and services.

**Broadband, Telephone & IT Services:** Tenants have the freedom to make their own arrangements to best suit business needs with regards to the provision of telephony, IT and broadband services. If advice and help is required, the Business Centre has its own specialised IT consultant who is able to assist.

**Reception Service:** Reception is manned by the Centre Administration Team on weekdays between the hours of 08:30 and 16:30.

**Mail & Parcel Handling:** Royal mail delivers incoming post to reception weekday mornings. Centre staff then sort as a matter of priority and advise tenants when ready for collection.

**Service Charge:** Tenants are responsible for the payment of a service charge which is included within the monthly rent covering costs of maintaining, repairing, and cleaning of the building common areas; repair and maintenance of the heating and cooling plant and machinery; the supply of gas, electricity and water supply (excluding highways drainage); maintenance of landscaped area; security costs and refuse collection.

**Terms:** Available on flexible terms by way of a licence, subject to a minimum of 12 months with a 1 month deposit.

References may be required.

**VAT:** All figures quoted and rental figures are subject to VAT.

**Legal:** Each party will be responsible for their own legal costs.

**Business Rates:** Tenants are responsible for payment of the business rates. If Paddock Business Centre is the tenants only trading premises, under the current rules small businesses occupying a suite with a rateable value less than £12,000, may qualify for small business rates relief.

The suites at Paddock Business Centre are likely to fall into this category. We recommend all interested parties contact West Lancs Business Rates Department on 01695 577177, to qualify their likely payments/reliefs.

**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 of the prospective tenants.

**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.

**Accommodation:** Floor plan provided - not to scale and for indicative purposes only.



### Details Prepared 15 August 2023

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