

Newbuild Office Accommodation

FOR SALE / MAY LET

ASKING PRICE: £725,000 Plus VAT

RENTAL: £56,250 PER ANNUM

Exclusive Plus VAT

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Unit 2 Seafire Business Park, Burscough Industrial Estate, Burscough, Lancashire



- **Newbuild office accommodation over ground and first floors.**
- **Approximately 4,164sqft square feet GIA**
- **15 car parking spaces to front and off-street. Plus use of 25 car parking spaces to front.**
- **Air conditioned.**
- **Open plan accommodation with kitchenette and WC facilities.**



**Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com**

Location: The subject offices can be found to a prominent corner position to Seafire Way off Tollgate Road on the established Burscough Industrial Estate, as identified by our aerial images.

Description: The subject property is an end terrace office unit extending to approximately 4,164sqft square feet (GIA) over ground and first floors, with attractive glazed features and reception area to front.

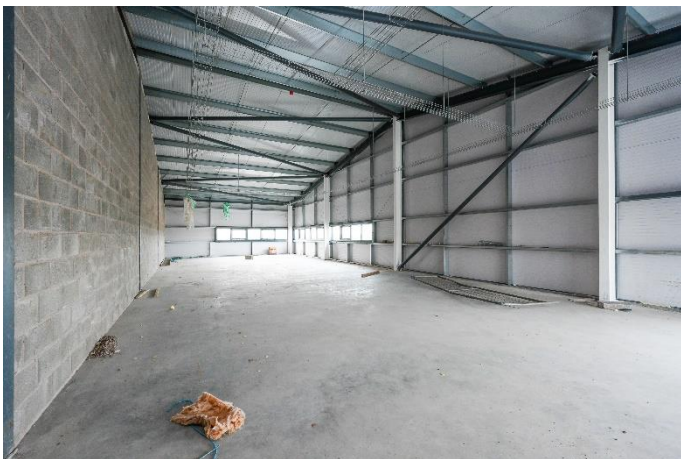
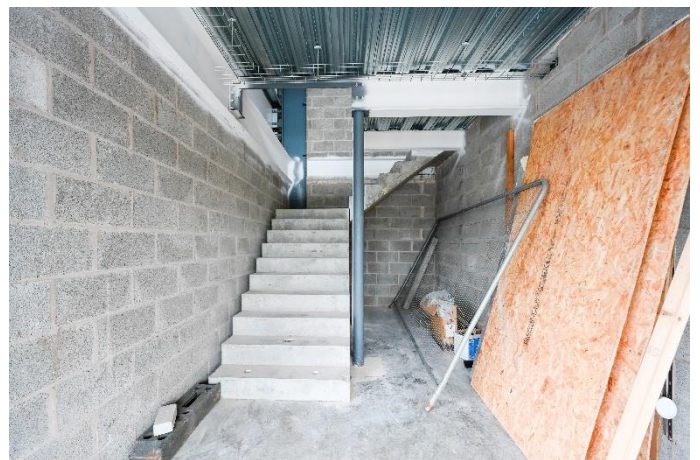
Internally, the accommodation is offered primarily open plan to both ground and first floors, with suspended ceiling, air conditioning, carpet floor tile covering and recessed lighting within the suspended ceiling grid.

Currently offered to a shell specification, it is anticipated the unit will be ready three months from exchange of contracts and there will be an offer of some scope to adapt the accommodation to suit the ingoing tenant's needs.

Externally, 15 car parking spaces are designated to the front and offset off Seafire Way, in addition to which, the tenant would have use of the 25 communal car parking spaces immediately in front of the unit.

A full specification document can be provided on request.





Tenure: 999 year long leasehold in addition to which, the future purchasers would obtain shares in the management company which would own the freehold.

Estates/Service Charge: Please note, there is an estates/service charge for the maintenance, upkeep and repair of the common areas, which is estimated at approx £0.25 per sqft, per annum plus VAT.

Asking Price: £725,000 plus VAT.

Rental: Please note the landlords may also consider a letting, the quoting rental £56,250 per annum exclusive of all other outgoings and plus VAT. References and Deposit will be required.

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 may be subject to VAT.

Legal: Each party is to be responsible for their own legal costs.

Business Rates: The tenant would be responsible for the payment of business rates, unit to be assessed.

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

Details Prepared 13 October 2023

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.