

TO LET

Individual Office Suites

Rent: £12 per sq ft

Service Charge Current Value

**Collected on Account: £10.29 per
sq ft**

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

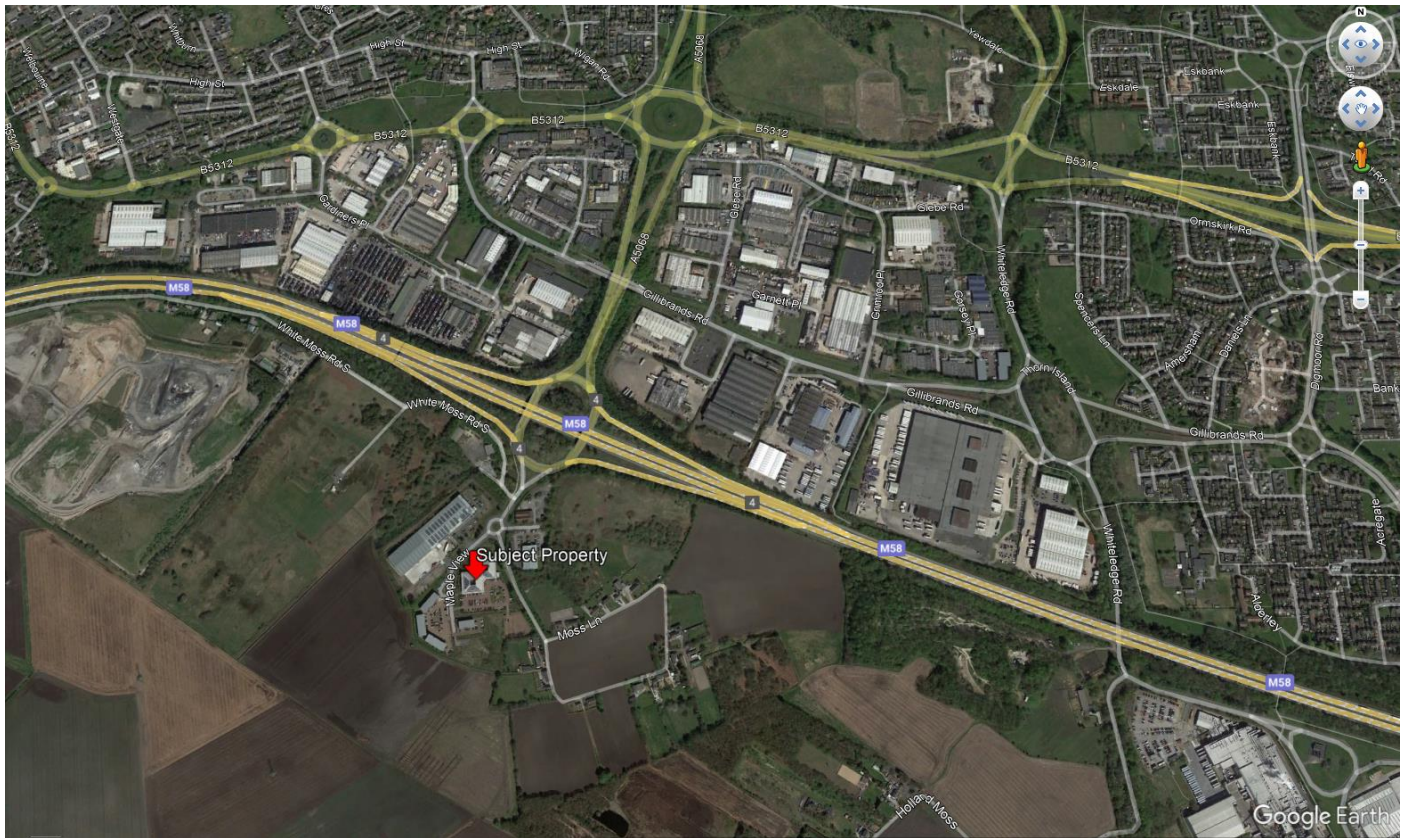
**West Lancashire Investment Centre, White Moss Business Park, Skelmersdale, Lancashire,
WN8 9TG**



- **Individual office suites to let.**
- **Available by way of a new lease- Subject to a minimum term of 12 months.**
- **Office suites available approximately 182 square feet to 2,121 square feet.**
- **Modern specification throughout.**
- **Communal boardroom and meeting rooms.**
- **Over 200 car parking spaces, including accessible spaces adjacent to the building entrance. A secure bicycle stand is also provided. Electric vehicle charging points (payable) for tenant use.**
- **CCTV cameras provide 360 cover to all external areas of the Centre.**
- **Access 24/7 with key fob entry.**

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

Location: Located at Junction 4 of the M58, just over 4 miles from Junction 26 of the M6, this vibrant business hub offers easy access to the region's motorway networks and the major conurbations of Liverpool, Manchester and Preston while itself enjoying an uncongested, attractive rural setting.



Description: The two-storey building is sub-divided into 43 business suites, ranging in size from 182 square feet to 2,121 square feet. There are a further 8 meeting / conference rooms together with an on-site café and break out areas for informal meetings and networking. The centre has a welcoming reception area with a professional meet and greet service, secure post and parcel management, administration services (at an additional cost), free Wi-Fi to the common areas, CCTV and on-site concierge service, key fob entry, lift access and disabled access.

Externally, there are approximately 200 car parking spaces on site including accessible spaces adjacent to the building entrance. A secure bicycle stand is also provided. Electric vehicle charging points (payable) are available for tenant use.

Available on flexible terms by way of a new lease, subject to a minimum term of 12 months.

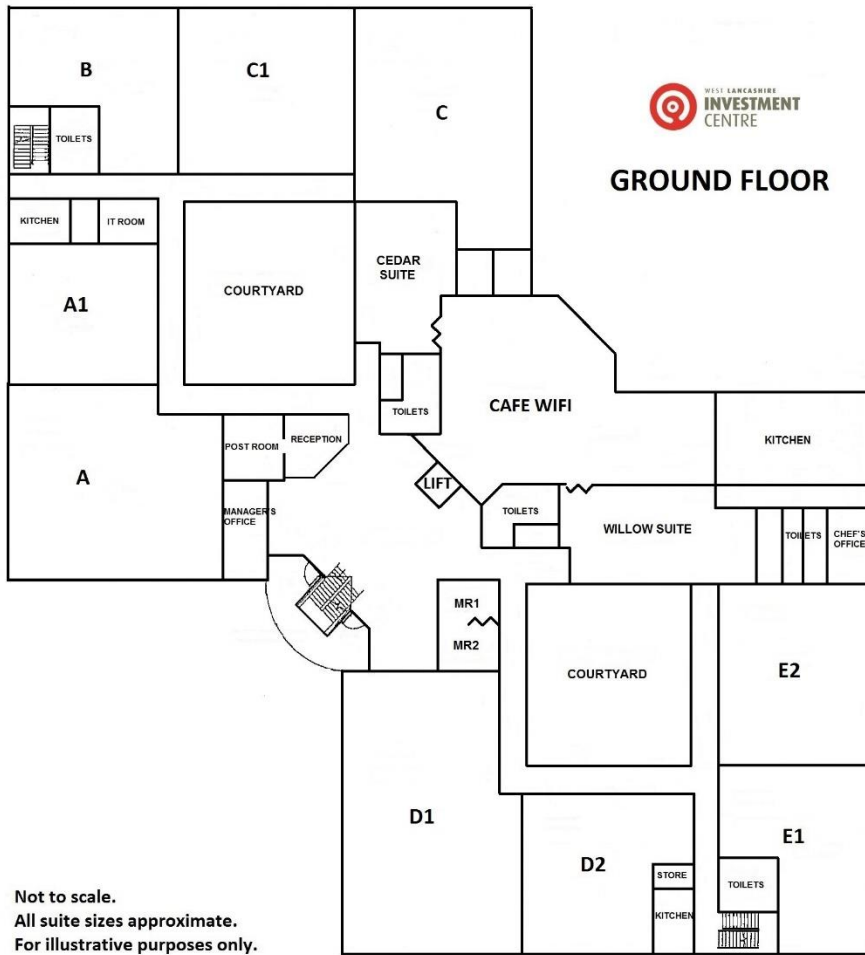




Accommodation: Floor plan provided - not to scale and for indicative purposes only.



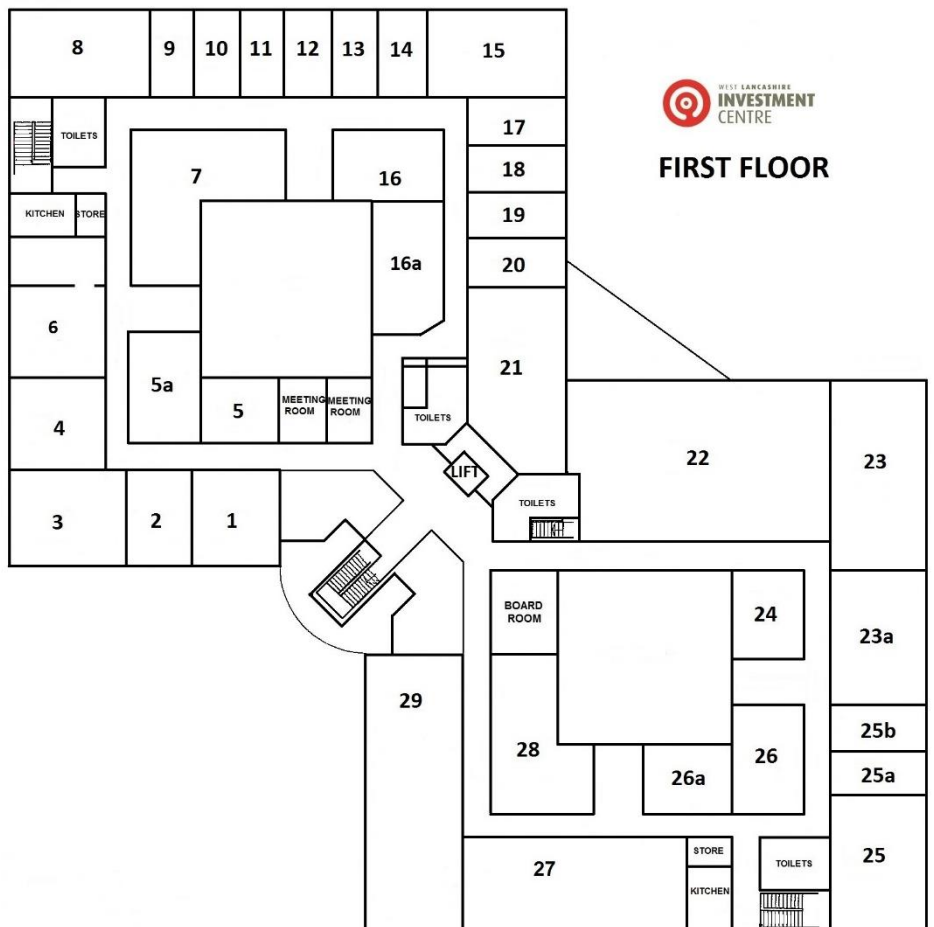
GROUND FLOOR



Not to scale.
All suite sizes approximate.
For illustrative purposes only.



FIRST FLOOR



Terms: Minimum term of lease is 12 months.

Rent: Please refer to the rental schedule below for availability:

Suite No.	Sq ft	Rent per month @ £12/sq ft	Service charge collected on account per month @ £10.29/sq ft	Total per month	Availability
9	189	£ 189.00	£ 162.07	£ 351.07	Available now
14	182	£ 182.00	£ 156.07	£ 338.07	Available now
17	184	£ 184.00	£ 157.78	£ 341.78	Available Dec 2023
18	186	£ 186.00	£ 159.50	£ 345.50	Available now
22	1878	£ 1,878.00	£ 1,610.39	£ 3,488.39	Available now
26	315	£ 315.00	£ 270.11	£ 585.11	Available now
29	1140	£ 1,140.00	£ 977.55	£ 2,117.55	Available Jan 2024
C1	1293	£ 1,293.00	£ 1,108.75	£ 2,401.75	Available now

All figures are subject to VAT.

Service Charge inclusive items:

- Maintenance, service and repair (Building including mechanical and electrical plant/equipment)
- Fire Equipment - maintenance and service
- CCTV maintenance
- Landscape maintenance
- Gas and electricity usage (additional charge for dedicated air con units if applicable)
- Water (usage and surface water drainage)
- Premises insurance (Buildings only. Tenants are responsible for arranging their own contents insurance)
- Contract cleaning (Common areas only)
- Window cleaning (External cleaning only)
- Hygiene services
- Refuse collection
- Concierge/security fees (facilitating 24hrs/365days access)

Other facilities include:

- Dedicated on-site management
- Welcoming reception offering a professional meet and greet service
- Administration support* (photocopying; printing; key handling, etc.)
- Secure post and parcel management:
- Generous break out areas for informal meetings
- Premium hospitality catering for meetings*
- On-site business café (weekday opening -see site for offer and service times)
- Free Wi-Fi access
- Free listing on the business tenants' pages of the Centre's website

Upfront costs:

- Fee upon initial application for financial searches through a credit reference agency on the business applying for a lease and on the guarantor (currently £25 per search)
- Fee (currently £250) at lease start to cover administrative costs including legal and survey
- Performance deposit equivalent to 3 months' rent
- 1 month's rent in advance

Additional ongoing costs:

- Highway drainage – annual charge direct from WaterPlus
- Business rates (if applicable depending on suite size)
- Telephony, I.T. and broadband services

* Additional fees apply. Further details on application.





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

Business Rates: There are several types of business rates relief available including reductions for small businesses occupying a property with a rateable value of less than £15,000. We understand the majority of the suites fall into this category. Further information can be found by contacting the WLBC Business Rates Section at business.rates@westlancs.gov.uk.

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.

Viewings/Further Information: Viewings strictly by appointment only and for further information including specification and costing breakdown provided by the landlord, please contact the sole agents Fitton Estates 01704 500345.

Details Prepared 20 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.

