

Preliminary Particulars – under refurbishment and reconstruction of middle Warehouse section

Detached Warehouse with Offices

To Let: £45,000 Per Annum

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

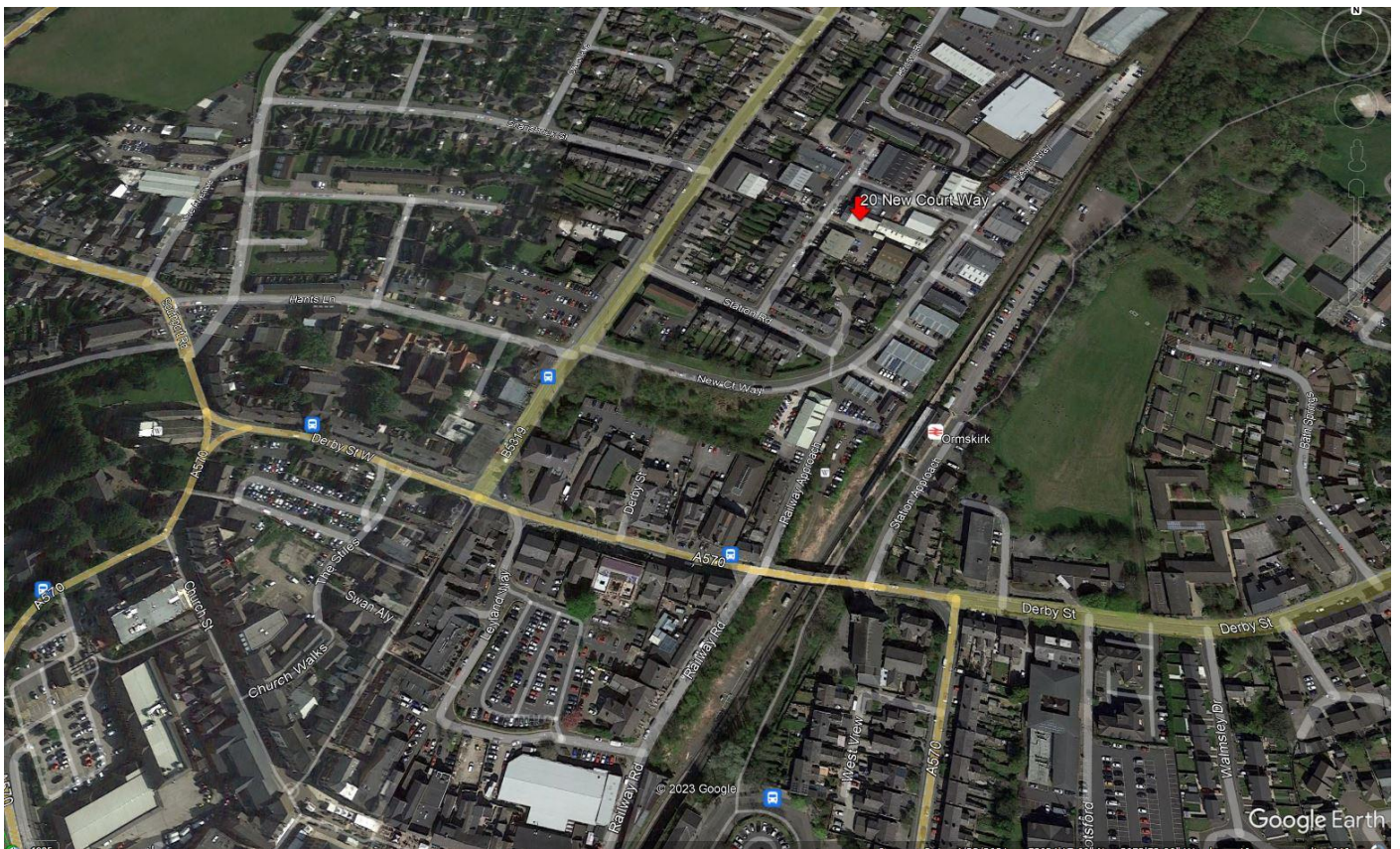
20 New Court Way, Ormskirk, Lancashire L39 2YT



- **Preliminary Particulars – Unit undergoing refurbishment and reconstruction of middle warehouse section.**
- **Estimated Ready Q1 2024.**
- **Detached Warehouse, Former Manufacturing Facility With Offices.**
- **Approximately 8,000 Square Feet GIA (Approx).**
- **Available by way of a New Lease.**

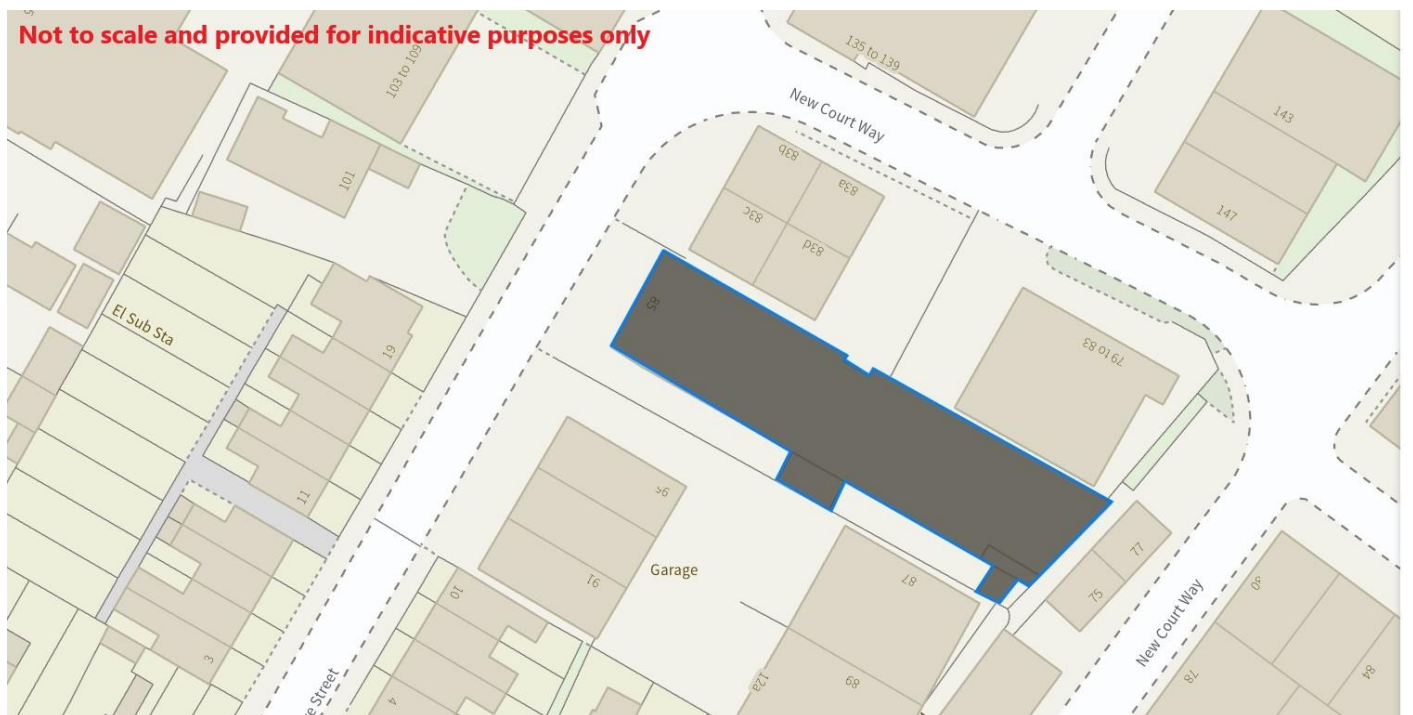
Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com

Location: The subject property can be found as indicated below on our aerial image, on the established New Court Way business location just outside Ormskirk Town Centre.



Description: Preliminary particulars as the unit undergoing refurbishment and partial reconstruction, estimated ready Q1 2024. A detached warehouse/manufacturing property comprising of brick built two storey offices to the front elevation, with replacement roller door, with staff room and private offices separately to the first floor.

The middle section is being reconstructed with a new build portal frame warehouse section with new roller shutter to the side and connecting through to the rear portal frame warehouse with additional roller shutter to the side.



Tenure: Available by way of a new lease on terms to be agreed.

Rental: £45,000 per annum.

References and deposit will be required.

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 tenant.

Building Insurance: The landlord will insure the building and recover the premium from the tenant.

The tenant will be responsible for the insurance of their own activities and goods.

VAT: All rentals were 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 will be responsible for the payment of Business Rates.

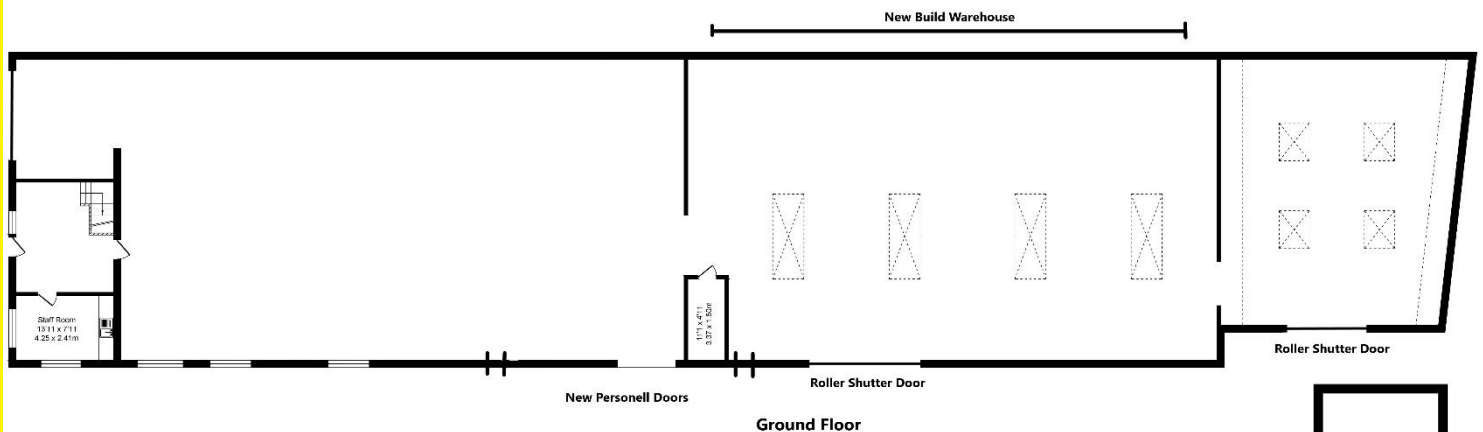
The property is listed as having a Rateable Value (from 1 April 2023) of £23,500. Please note Business Rates can be subject to reassessment which is beyond the control of the landlord.

EPC: A copy of the EPC is available on request.

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

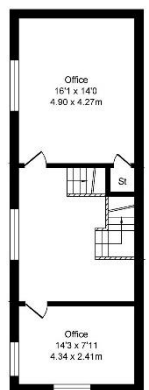
Accommodation: Floor plan below not to scale and provided for indicative purposes only.

We recommend prospective tenants satisfy themselves as to floor areas.



Details Prepared 07 December 2023

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First Floor