

Preliminary Particulars

**New Warehouse / Trade Counter
Under Construction**

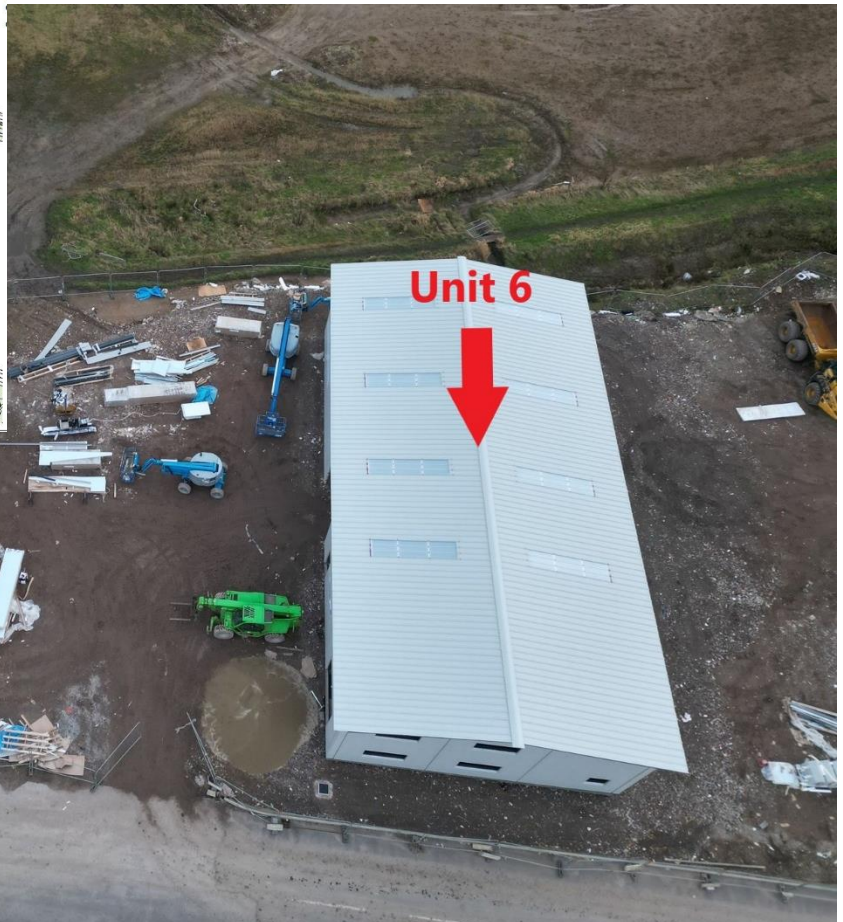
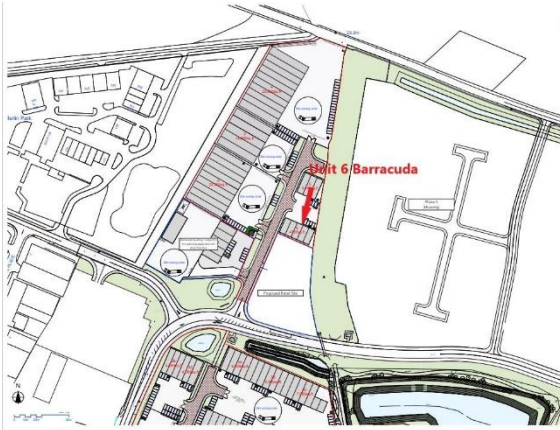
TO LET

**Rental: £40,375 per annum
exclusive**

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Unit 6, Barracuda Business Park, Off Tollgate Road, Burscough, West Lancashire L40 8LB



Drone images Taken January 2024

- Approximately 5,046 (inc 820 sqft mezzanine office) square feet GIA
- New warehouse under construction.
- Detached unit, ideal for trade counter and adjacent to proposed convenience store.
- May be suitable for retail, subject to the necessary consents - rentals to be agreed.
- Rental from £8.00 per square foot, subject to specification and employment use.



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Location: Seafire and Barracuda Business Parks are the second and third phases respectively over the new employment development within the Yew Tree Park development site. The first phase known as Dakota Business Park is now nearing practical completion, with all units either sold, let or under offer.

The site is situated within Burscough Industrial Estate, a growing town connected by the A59, which is an arterial route connecting Preston to Liverpool. Burscough also has two railway stations, Burscough Junction which connects Ormskirk to the Preston Line and Burscough Bridge, which is the Southport to Manchester mainline. Motorway access is provided approximately four miles' away via the M58 and M57, approximately seven and a half miles' away by way of Switch Island. Immediate and existing occupiers to Unit 5 Barracuda Business Park include Rickerby Agricultural and Horticultural Machinery and the proposed retail site (subject to pp) fronting Chancel Way, which is a continuation of Tollgate Road and leads through to the Redrow and Anwyl Homes residential

Description: A new portal framed detached warehouse with offices, wc's and designated car parking. See indicative floor plan layouts and office layouts.



Timing: It is estimated the unit will be ready summer 2024.

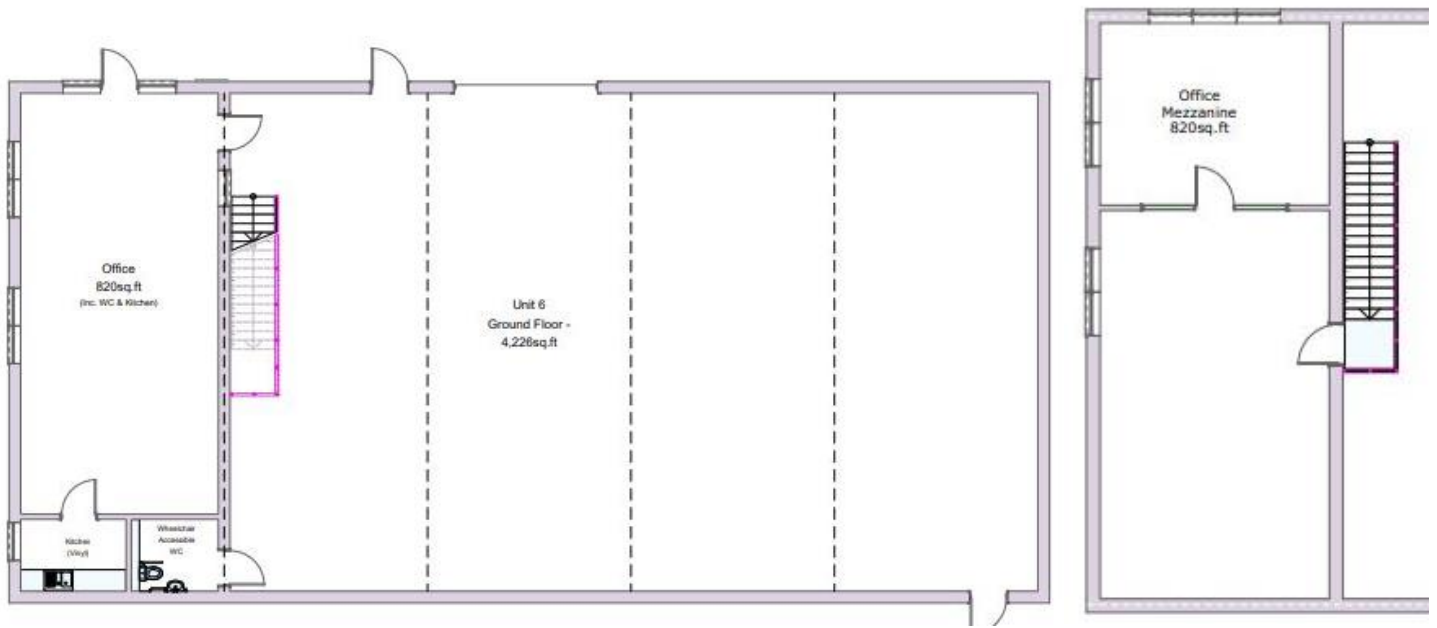
Rental: The property is available to rent for employment use at a rental equating £8.00 per square foot exclusive of all other outgoings and plus VAT. This is on the presumption of a 10% office element.

Legal: Each party to be responsible for their own legal costs incurred in the transaction.

EPC: A copy of the EPC will be available on completion.

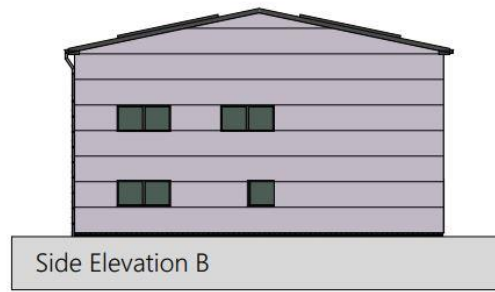
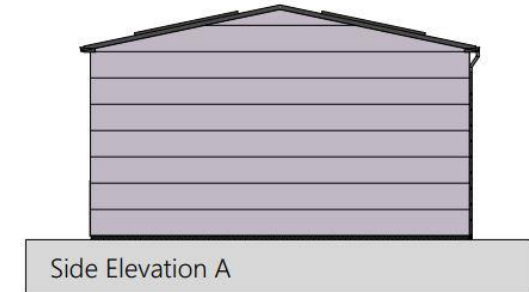
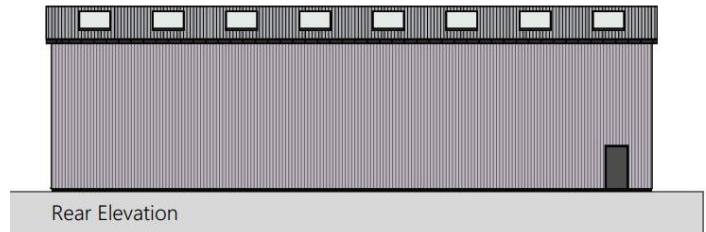
Business Rates: Unit to be reassessed.

Accommodation: Unit 6 as proposed provides for approximately 5,046 sq ft warehouse, with a further 820 sq ft of mezzanine offices. A copy of the proposed building specification is available on request.



Ground Floor Plan

First Floor Plan



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.

Service Charge: There will be a service charge/estate charge to cover the maintenance, upkeep and repair of the common parts of the Barracuda development. This is initially estimated to be approximately 0.25p per square foot per annum on an open book account substantiated basis.

VAT: All prices and rentals where quoted are exclusive of but may be subject to VAT.

Details Prepared 01 March 2024

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