

Preliminary Particulars -New
Warehouses Under Construction

TO LET/FOR SALE

Rental: From £7 per sqft

Asking Price: From £120 per sqft

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Unit 11 & 12 Seafire Business Park, Off Tolgate Road, Burscough, Lancashire



Red line indicative of location only

- Preliminary particulars.
- Newbuild warehouse accommodation.
- Plans prepared to show Unit 11 of 16,592 (inc 1,508 sqft mezz office) sqft GIA and Unit 12 of 23,028 (inc 2,093 sqft mezz office) sqft GIA.
- Or alternatively an amalgam of both buildings to provide a unit of approximately 40,000 sqft GIA (plus mezz tbc) on a total site area of 2.13 acres, with a 1.11 acre yard.
- Available to let or purchase.
- Rentals from £7.00 per square foot.
- Warehouses to incorporate approximately 10% of office element.
- Demised parking and communal yard areas.

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Location: Seafire Business Park is the second phase of the employment development within the Yew Tree Park strategic development site. Seafire Business Park is situated within the expanding town of Burscough, which is connected to the A59, an arterial route connecting Liverpool to the south and Preston to the north.

The subject site of the proposed units is to the rear of Seafire Business Park opposite the new Vault Gym facility.



Description: Units 11 and 12 Seafire Business Park as proposed, are detached portal framed warehouses.

Each unit will be constructed to a 7.15 metre eaves height within the main warehouse and is proposed to include an office element on ground and first floor, sizes below.

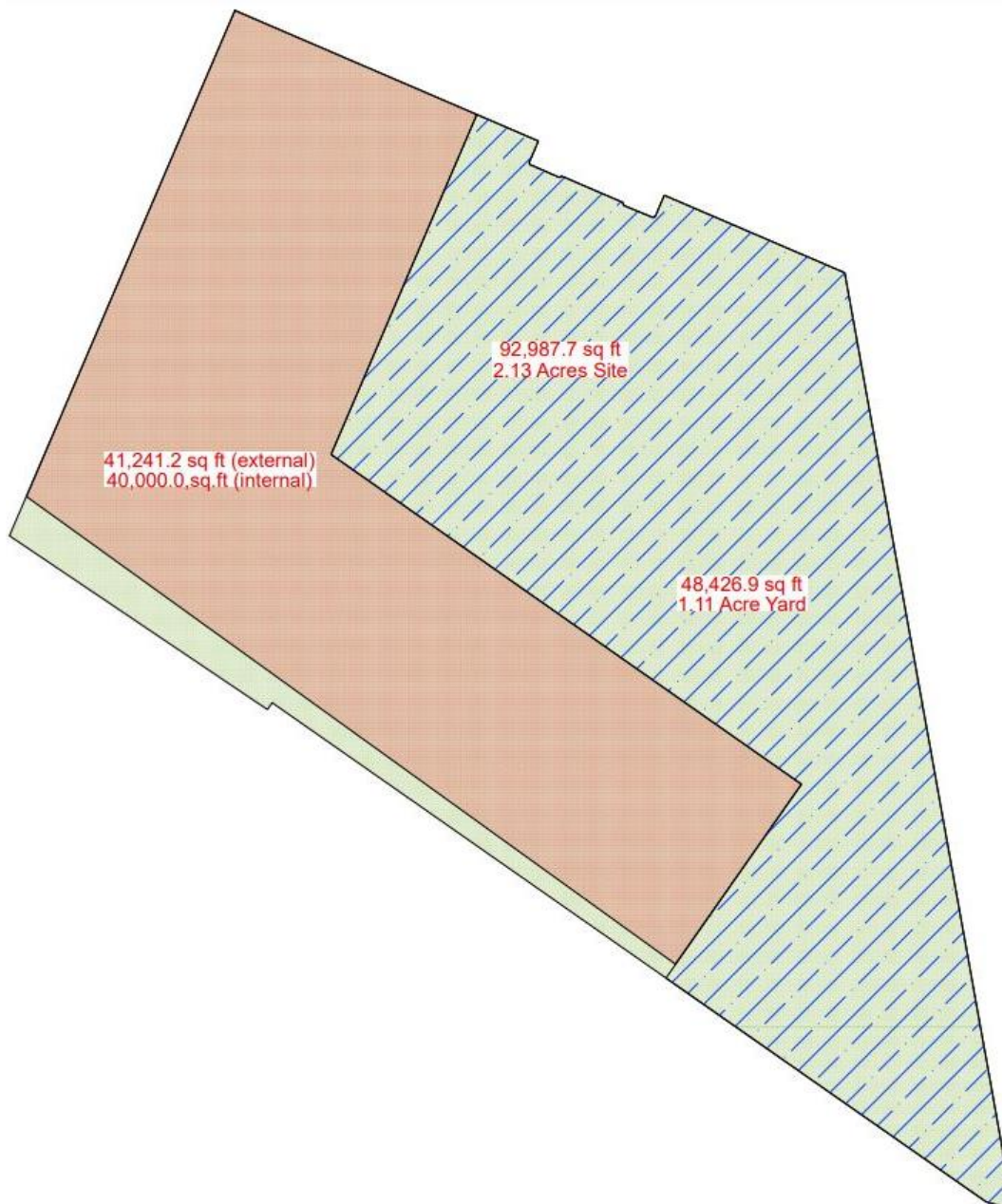
Externally, the units will have demised parking, together with a communal yard area and will benefit from partially glazed elevations to the pedestrian entrance area, together with roller shutter entrances.

Subject to prior appointment, prospective tenants/occupiers can be shown completed units to help identify the typical specification and layout of the completed units, and subject to early agreement, the scheme and internal layout can be altered to suit the requirements of the ingoing tenant / purchaser.

Please also note that Units 11 and 12, could be amalgamated to form one larger unit of approximately 40,000sqft GIA footprint plus mezzanine to suit ingoing occupiers, on a total site area of 2.13 acres with a 1.11 acre yard.

An architect's typical specification document is available on request.

Indicative 40,000 sqft amalgam layout



Accommodation: From floor plans proposed, the units provide the following Gross Internal Areas:

Unit 11

Ground floor 20,935 sqft

First floor 2,093 sqft

Total: 23,028 sqft GIA

Unit 12

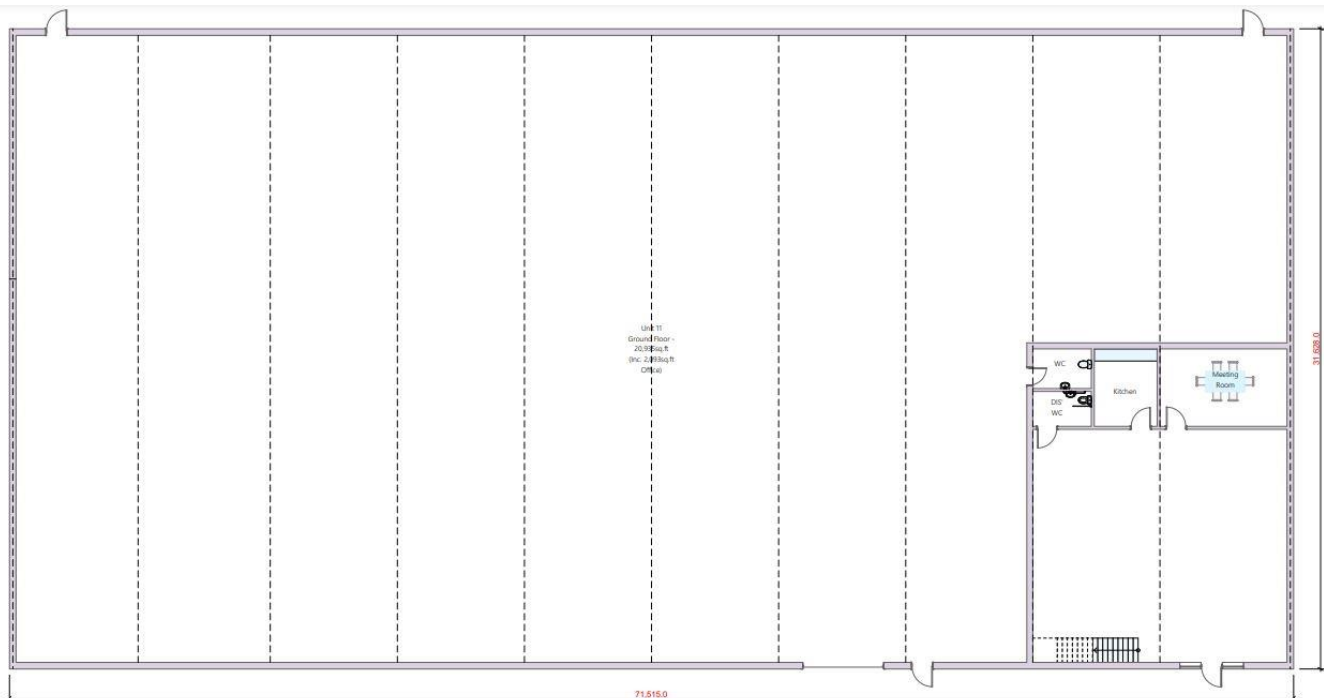
Ground floor 15,085 sqft

First floor 1508 sqft

Total: 16.593 sqft

Please note Units 11 and 12 could also be amalgamated to form a ground floor footprint of approximately 40,000 sqft, the additional mezzanine office content therein could be adapted and constructed to suit the ingoing requirements.

Unit 11

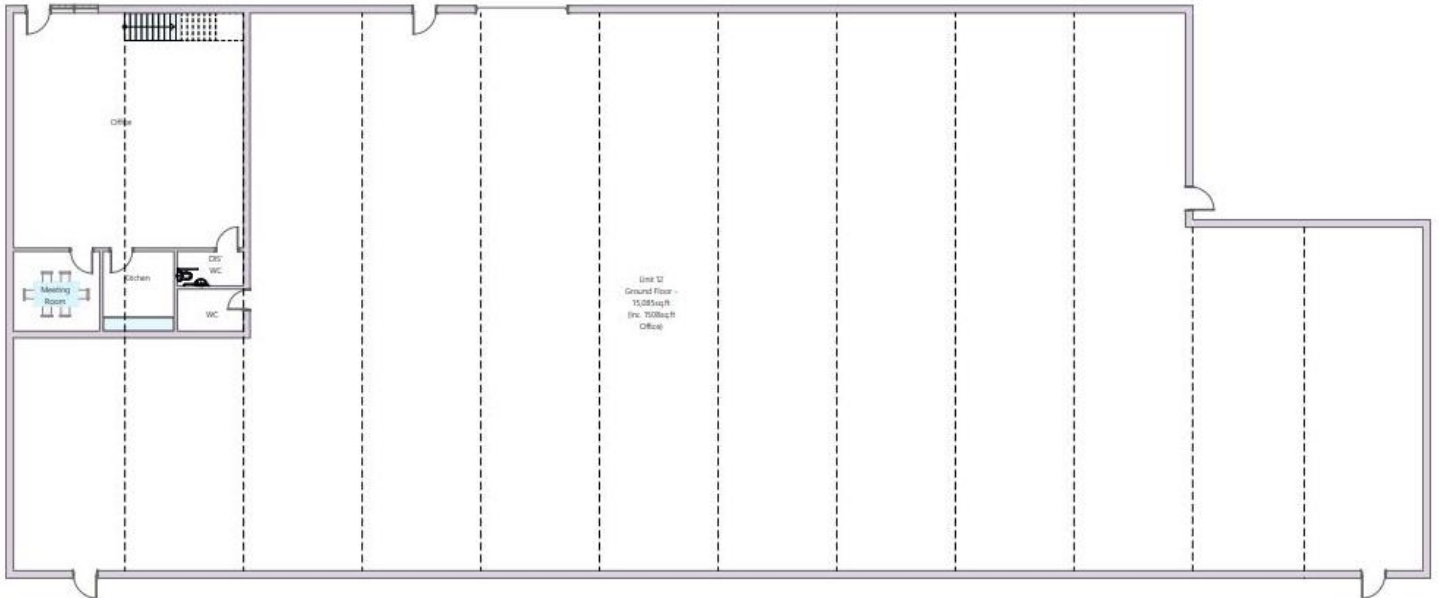


Ground Floor Plan

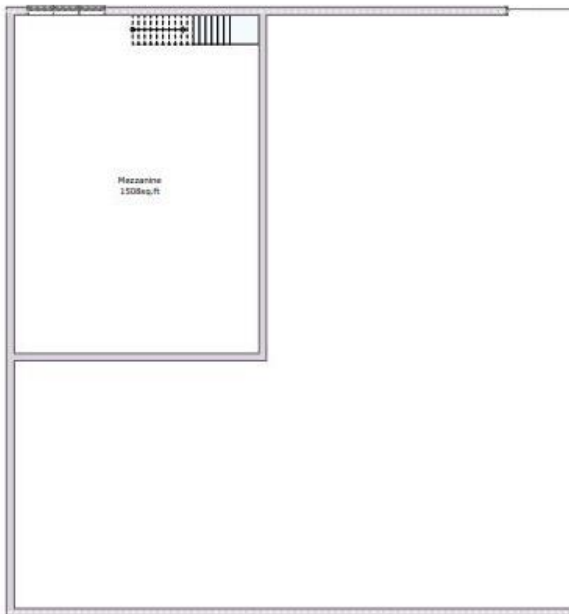


First Floor Plan

Unit 12



Ground Floor Plan



First Floor Plan

Rental: The property is available at a rental equating from £7.00 per square foot exclusive of all other outgoings such as business rates (units to be assessed), utilities and building insurance.

Please note a service charge would be levied to cover the costs of maintaining the common areas and landscaping of the development, it is estimated the service charge will equate to £0.25 - £0.50 per square foot per annum, plus VAT.

Asking Price: Please note the developers may also give consideration to the sale of the unit by way of a new 999 year long lease at a nil/peppercorn ground rent. A purchaser would also be granted appropriate shares in the future management company, which would own the freehold. Further details upon application.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

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

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

Business Rates: Units to be assessed for business rates purposes.

Tenants are to be responsible for the payment of business rates.

EPC: A copy of the EPC can be made available on request.

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

Details Prepared 15 March 2024

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