

Preliminary Particulars

Warehouse and Office Premises

TO LET

Rental: From £9,950 -£30,000 Per Annum

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Units 1-4, 135 - 139 New Court Way, Ormskirk, Lancashire L39 2YT

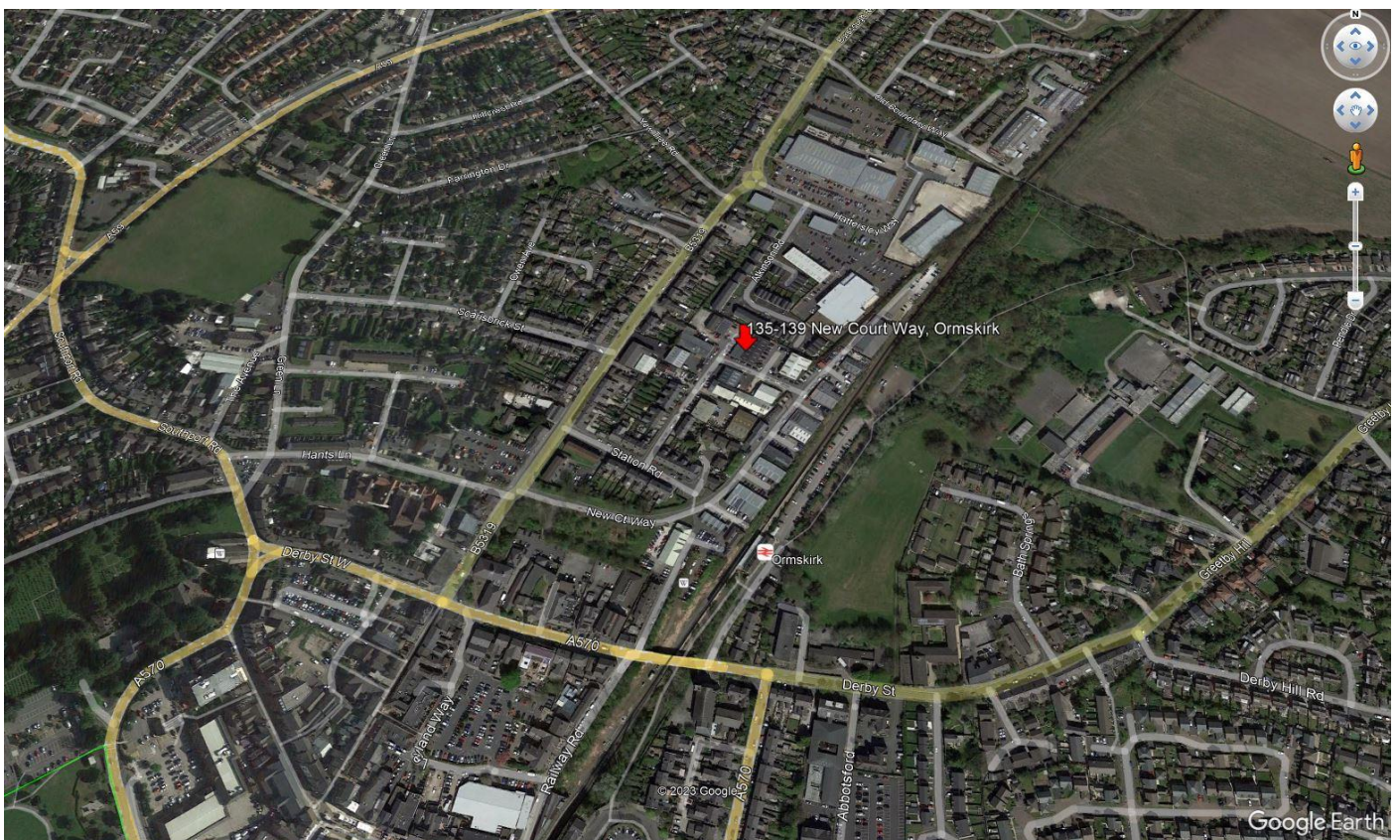


- **Preliminary Particulars - Units undergoing refurbishment.**
- **Self Contained Warehouses (Units 1,3 and 4).**
- **Available by way of New Leases.**
- **Units from 1,271 sq ft up to 3,932 sq ft GIA (inc Mezz).**
- **Established Employment location close to Ormskirk Town Centre.**



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

Location: New Court Way is an established employment and trade counter location just outside Ormskirk town centre, situated off Burscough Street which in turn can be found off Derby Street, which forms part of the one way system around the town centre, which together with Ormskirk train station is only a short distance away.



Description: Previously all occupied by one tenant, the property is being separated and refurbished to form 4 self contained employment units.

Unit 1 - Warehouse

Open plan warehouse with roller shutter and pedestrian entrance door to the front elevation, with window and both ground and mezzanine floor level, affording plentiful natural light.

Internally there is a part mezzanine floor as shown on the plan in addition to w.c. facilities to the rear of the unit. Approximately 2,311 sq ft plus mezzanine of 1,621 sq ft GIA.

Unit 2 - Offices

Well appointed offices over ground and first floors.

The ground floor provides predominately open plan offices with two private offices to the perimeter in addition to staff room and w.c.

The first floor provides further open plan offices together with a meeting room, staff room and male and female w.c.'s.

Ground floor approx 4,363 (2,330 sq ft and first floor approx 2,035 sq ft) NIA.

Unit 3 - Warehouse

Self contained warehouse.

Recently re-clad, the premises have a roller shutter entrance and pedestrian door leading into two currently separated warehouse/store areas with office and w.c.'s to rear.

Approximately 1,271 sq ft GIA.

Unit 4 – Warehouse (UNDER OFFER)

Self contained warehouse which has also been re-clad and a new roller shutter installed. The pedestrian entrance door leads into an office area, together with part mezzanine storage, together with kitchen and wc facilities.

Approximately 2,127 sq ft inc mezzanine of approximately 449 sq ft GIA

Rent:

Unit 1 - £18,950 per annum exclusive Plus VAT

Unit 2 - £30,000 per annum exclusive Plus VAT

Unit 3 - £9,950 per annum exclusive Plus VAT

Unit 4 - £13,500 per annum Plus VAT (UNDER OFFER)

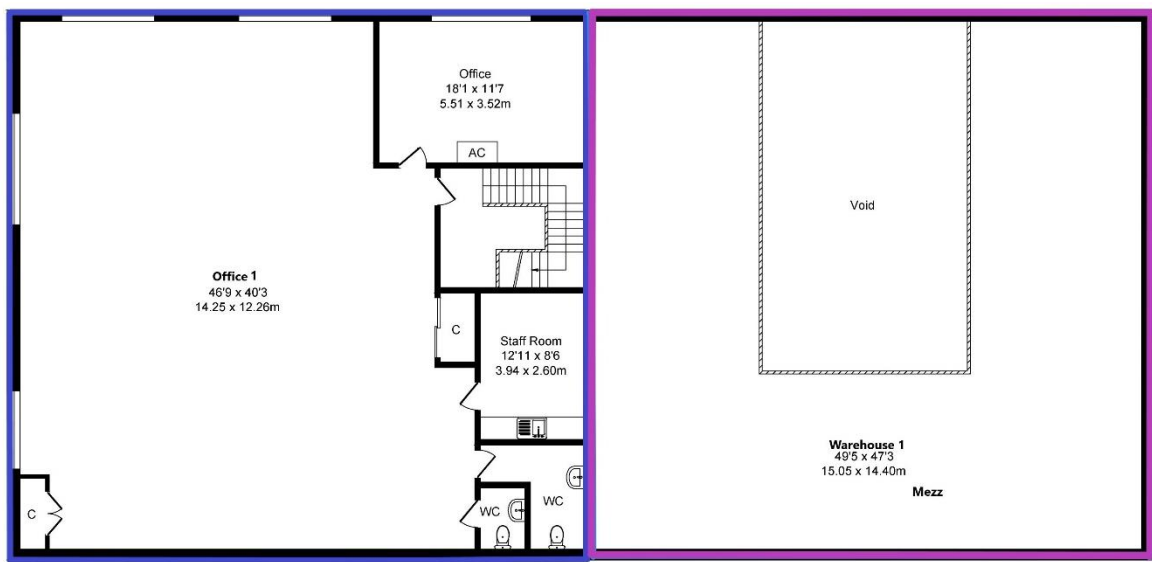
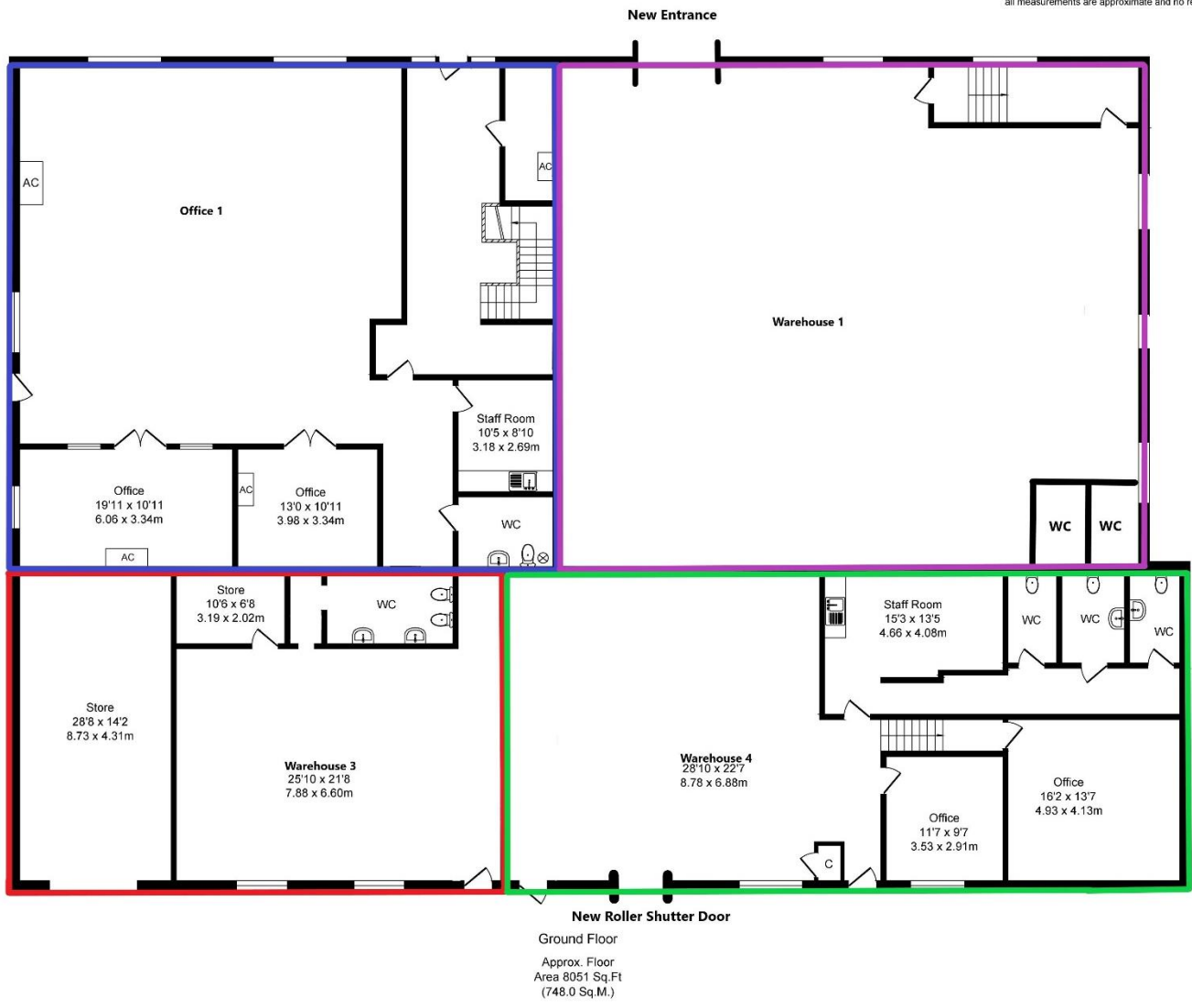
Please note references and deposit would be required. Tenants would be responsible for all utilities such as electricity, gas (where applicable) and water (inc surface water).

The landlords would insure the building and recoup the appropriate premium from the tenants.

The tenants would be responsible for the insurance of their own goods and activities.

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

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every all measurements are approximate and no responsibility



- Warehouse 3
- Office 1
- Warehouse 1
- Warehouse 4
- Warehouse 1 / Mezz

Unit 1

Warehouse 1
Red line provided for indicative purposes only



Unit 2

Office 2 - Red line provided for indicative purposes only



Unit 3

Unit 3 - Red line provided for indicative purposes only



Unit 4

Unit 4 - red line provided for indicative purposes only



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.

VAT: We understand that VAT will apply to the rental.

Legal: All parties are responsible for their own legal costs.

Business Rates: Where applicable the tenant would be responsible for the payment of Business Rates. The units are currently being reassessed and it is proposed the current rates payable by the landlord are apportioned to each occupier, until the units are individually assessed.

EPC: A full copy of the EPC & Recommendation Report are available on request.

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

Details Prepared 19 March 2024

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