

Preliminary Particulars

New Warehouse - Under Construction

TO LET / FOR SALE

Rental: £97,200 per annum exclusive plus VAT

Asking Price: £1,620,000 plus VAT

Fitton Estates
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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Unit 3 Barracuda Business Park, Off Tollgate Road, Burscough, Lancashire



- **Approximately 13,322 square feet GIA (total) including 1,537 square feet of ground floor office & 1,537 square feet of first floor office accommodation GIA.**
- **Detached warehouse unit currently under construction.**
- **Modern warehouse specification incorporating partial glazed elevation and office content.**
- **To Let or For Sale.**
- **Rentals £97,200 per annum exclusive, subject to specification and lease terms.**
- **Also available For Sale - 999 year long leasehold interest at nil/peppercorn ground rental and share of management company, which would own the freehold.**

**Fitton Estates, Hoghton Place, 47 Hoghton St,
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Telephone: 01704 500345
Email: info@fittonestates.com**

Location: Barracuda Business Park is the third phase of the new employment development within the Yew Tree Park development site in Burscough. 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 line.

Motorway access is provided approximately four miles away via the M58 and M57, and approximately seven and a half miles away by way of Switch Island.



Description: The new portal framed detached warehouse, with an enclosed yard. Please note it is proposed the warehouse will have the office layout over ground and first floors, as shown on the plans below, however, at this early stage, the specification and layout of the offices could be altered to mirror ingoing tenant's and occupier's requirements.



Timing: It is estimated the unit would be ready 6/9 months from exchange of contracts.

Rental: The property is available to rent at £97,200 per annum exclusive of all other outgoings and plus VAT.

Asking Price: Please note the vendors may also give a consideration to a sale whereby the tenure would be a 999 year long leasehold interest at a nil/peppercorn ground rent, plus a share of the management company, which will ultimately own the freehold interest, the asking price is £1,620,000 plus VAT.

Service Charge: There will be a service charge/estates 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 on an open book and on an account substantiated basis.

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 may be subject to VAT.

Legal: Each party is responsible for their own legal costs that occur in the transaction.

Business Rates: The tenant or occupier would be responsible for the payment of business rates. The unit is to be reassessed.

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

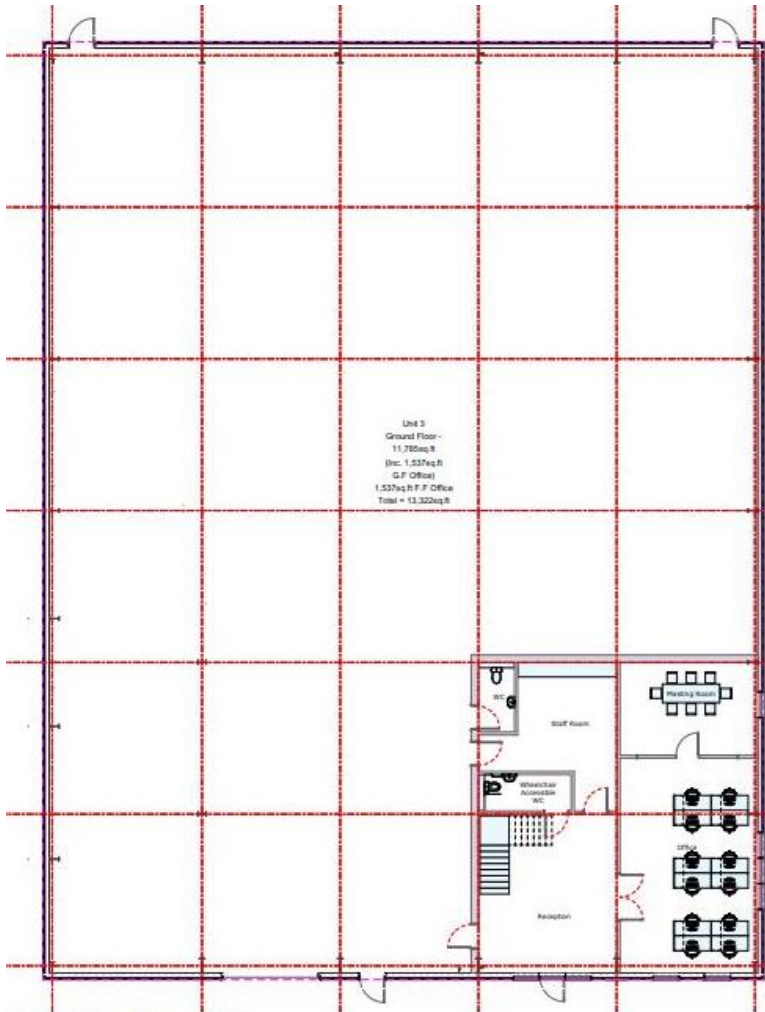
Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Accommodation: Unit 3 as proposed provides approximately 13,322 square feet GIA (total) including 1,537 square feet of ground floor office & 1,537 square feet of first floor office accommodation GIA.

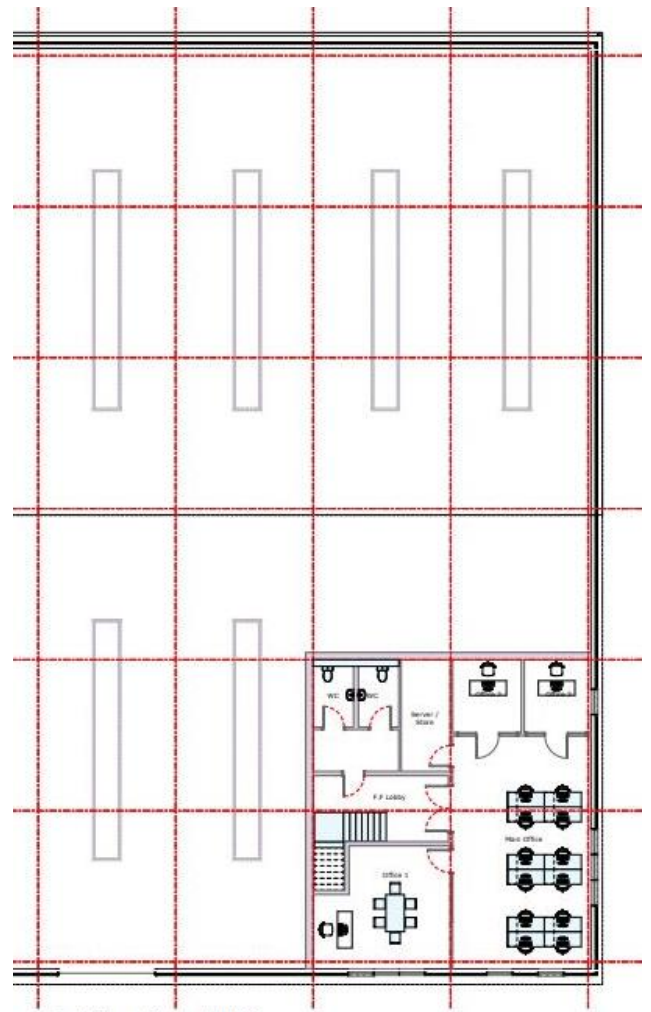
A copy of the proposed building specification is available on request.

Ground Floor

First Floor



Ground Floor Plan - Unit 3



First Floor Plan - Unit 3

Details Prepared 12 April 2024

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.