

Two-Storey Office Premises

TO LET

Rental: £17,950 Per Annum

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

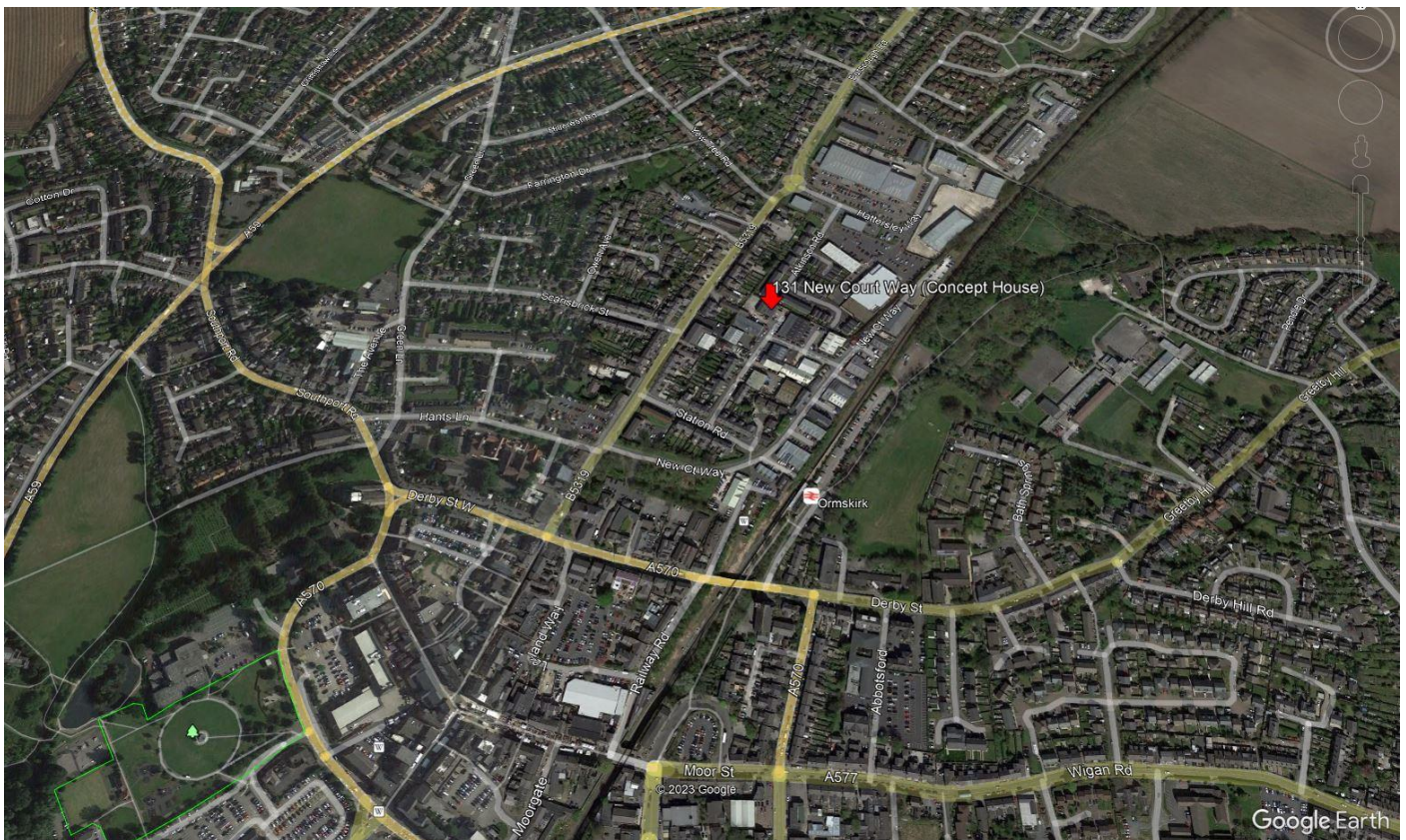
Concept House, 131 New Court Way , Ormskirk, Lancashire L39 2YT



- **Preliminary Particulars – Unit re-clad externally.**
- **Detached Office Building.**
- **Open Plan and Private Offices Over Ground and First Floors.**
- **Suitable for Alternative Uses – subject to the necessary consents.**
- **Available by way of a New Lease.**
- **Over 3,000 Square Feet GIA Over Ground and First Floors (Approx.).**

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

Location: The subject property is located towards the bottom of New Court Way, as indicated on the aerial image overlaid. New Court Way is the established business location of Ormskirk Town Centre, being situated just off Burscough Road and within close proximity to the transport, retail and leisure amenities of nearby Ormskirk Town Centre.



Description: Concept House/131 New Court Way is a detached, former warehouse building but more recently utilised as offices, with profile metal cladding and pitched roof.

The unit has had all external cladding replaced along with new external doors.

A mezzanine/first floor provides two floors of primarily open plan offices with perimeter private offices, together with some external parking to its perimeter. Indicative floor plan overleaf.

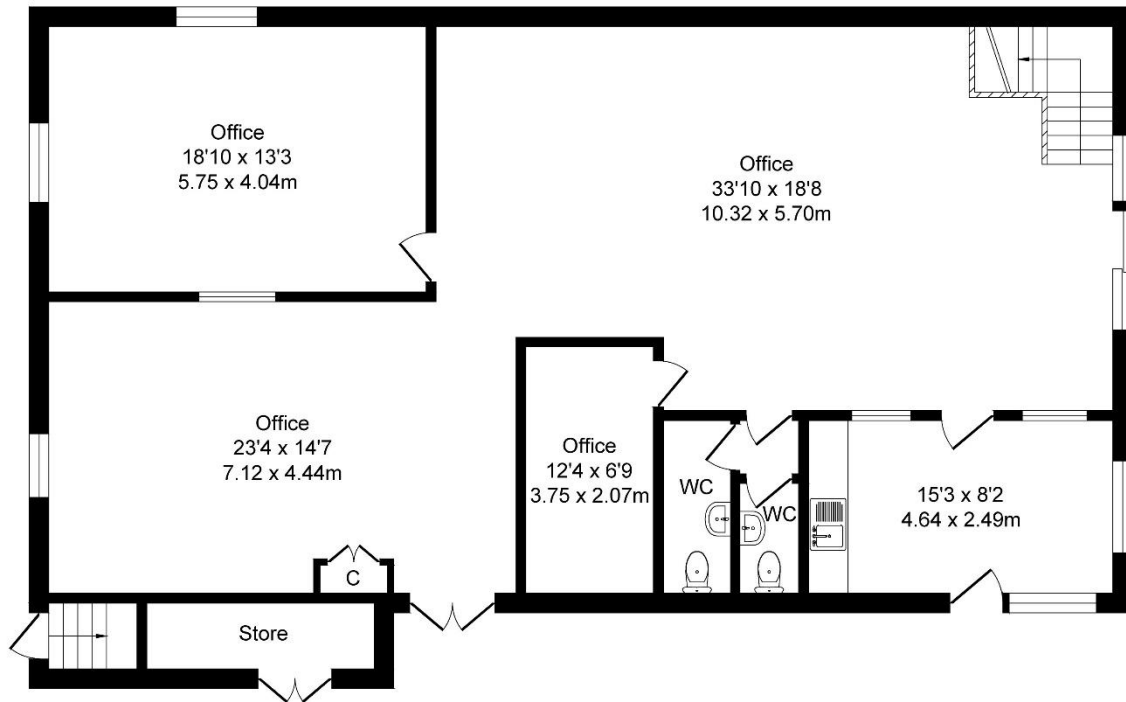




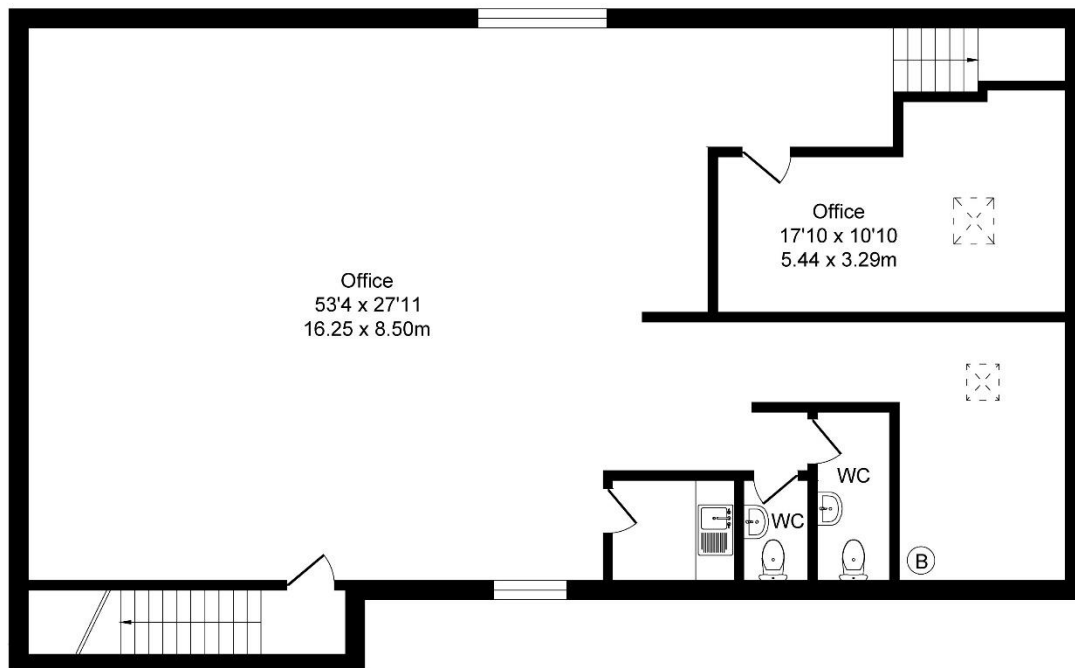
Accommodation: Floor plan below, not to scale and provided for indicative purposes only.

Not To Scale – Provided For Indicative Purposes Only

Ground Floor



First Floor



Tenure: The property is available by way a new lease on terms to be agreed. References and deposit will be required.

Rental: £17,950 per annum.

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: All prices 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 would be responsible for the payment of Business Rates, if applicable.

The property is listed as having a Rateable Value of £8,800 effective from 1 April 2023. Therefore subject to meeting the necessary criteria occupiers may qualify for Small Business exemption. Please note Business Rates assessments can be subject to change, 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.



Details Prepared 05 June 2024

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