

TO LET

Individual Office Suites

£325 - £380 per calendar
month exclusive

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Bridge End Building, Offices 2 & 4, Orrell Lane, Ormskirk, Lancashire, L40 0SQ

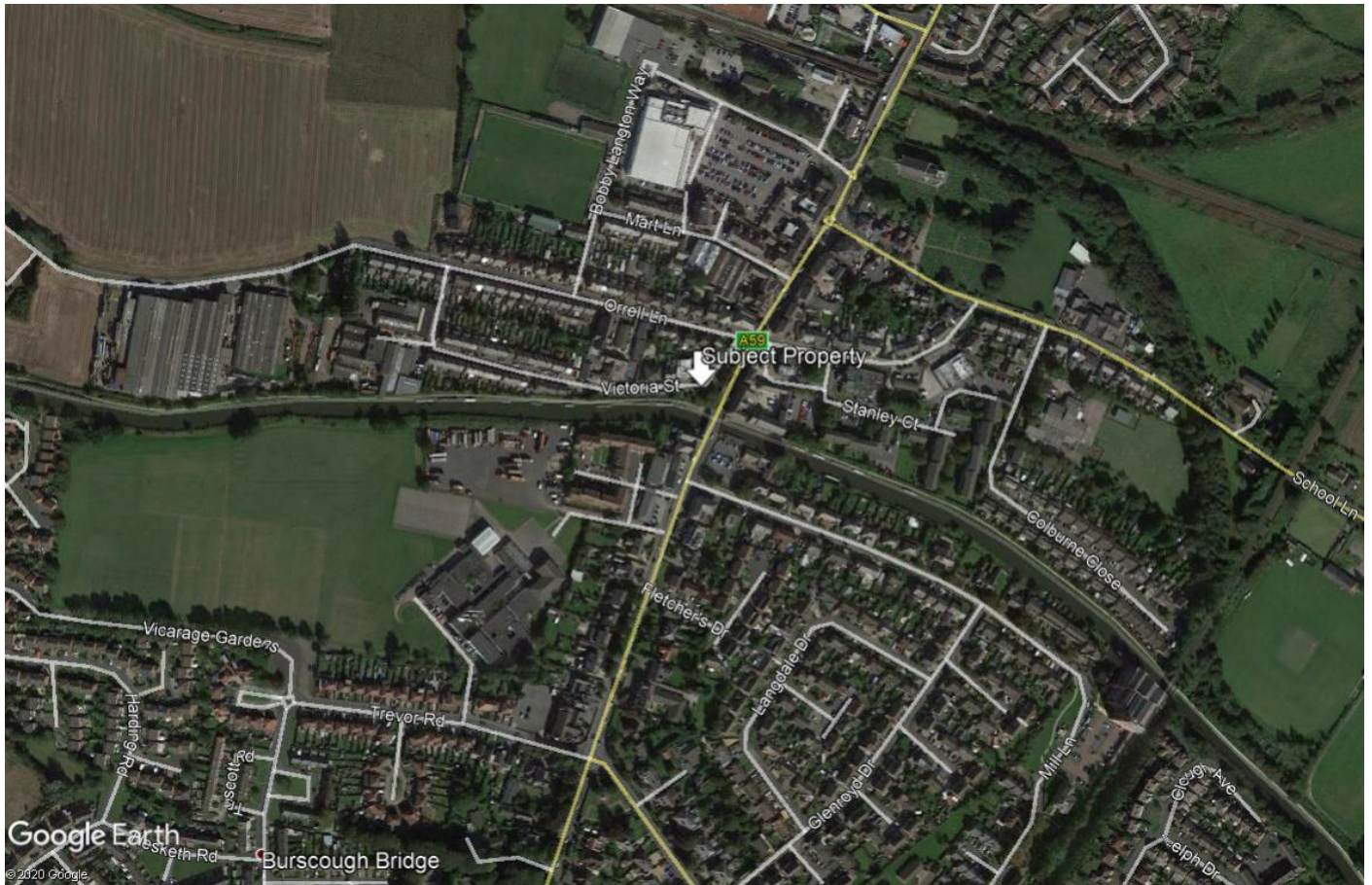


- Individual office suites to let - Flexible terms available (subject to a minimum term of 12 months)
- Burscough Village
- Office 2 (approx 160 sq ft) available at £4,560 per annum
- Office 4 (approx 108 sq ft) available at £3,900 per annum



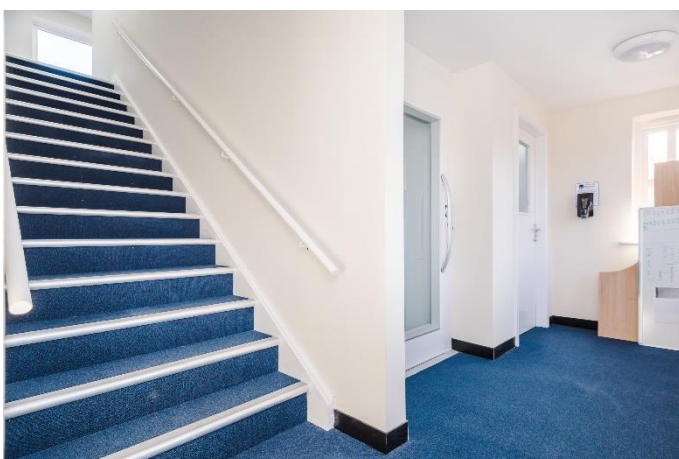
Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com

Location: Bridge End Building occupies a prominent corner position at the junction of Liverpool Road and Orrell Lane in Burscough town centre. The entrance to the offices provides stairs and a passenger lift serving all floors and can be found off the Orrell Lane elevation.



Description: The offices are situated on the second floor of Bridge End Buildings and provide individual lockable suites with no water rate charges. These are available furnished or unfurnished with communal WC and kitchen facilities. Each unit is sub-metered for their electricity use, which is recharged by the landlords on a monthly basis.

Photographs are for illustrative purposes only.





Terms: The suites are available on flexible terms, subject to a minimum term of 12 months. Deposit and references may also be required. We understand each unit is sub-metered for their electricity use, which is recharged by the landlords on a monthly basis.

Rent: Rentals for the vacant suites are as follows:

Office 2 available at £4,560 per annum (£380 per calendar month).

Office 4 available at £3,900 per annum (£325 per calendar month).

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 tenants.

VAT: We understand VAT will not apply to the rental.

Legal: Each party will be responsible for their own legal cost incurred in this transaction.

Business Rates: The tenant would be responsible for the payment of business rates (if applicable). The property is listed in the current (2023) Rating List as follows:-

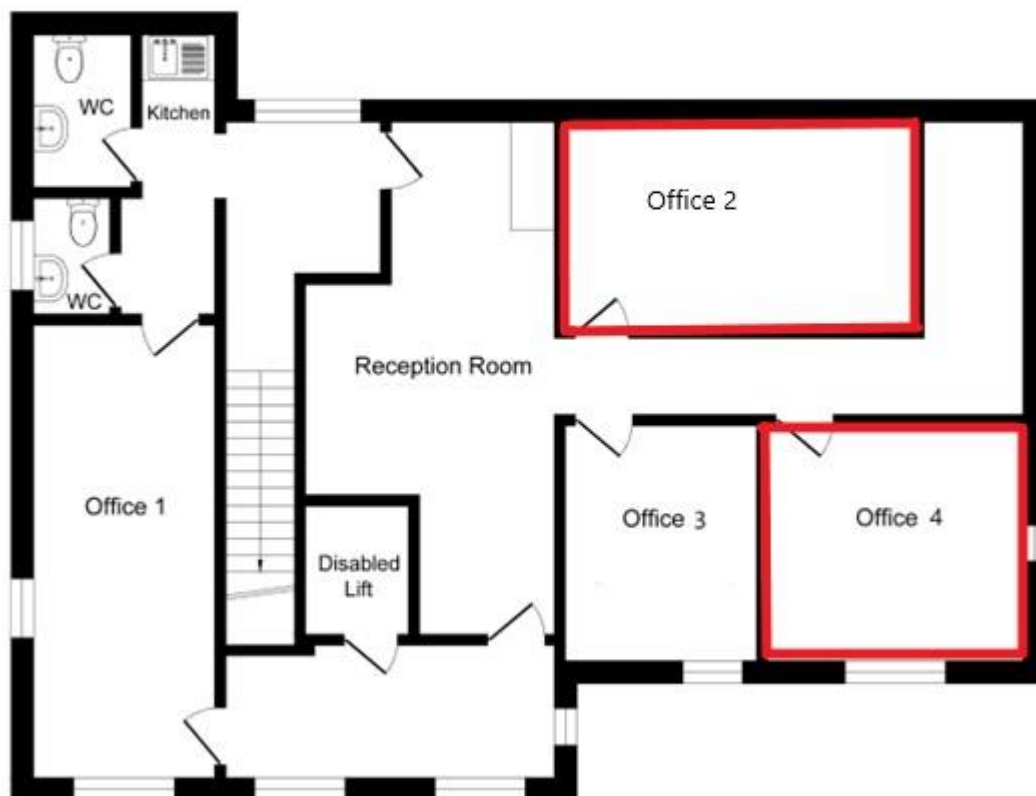
Office 2: Office & Premises Rateable Value £1,900

Office 4: Office & Premises Rateable Value £1,250

We recommend all interested parties contact West Lancs Business Rates Department on 01695 577177, to qualify their likely payments/reliefs.

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

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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 20 June 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.