

Warehouse and Offices

**To Let: £19,995 per annum
exclusive**

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

74-76 New Court Way, Ormskirk, Lancashire L39 2YT



- **Warehouse with Mezzanine Offices**
- **Approximately 3,300 sq ft inc mezzanine offices and stores**
- **Redecorated, new carpets to office and ready to occupy**
- **Available by way of a New Lease**
- **Parking provided to the front**
- **Established Employment location close to Ormskirk Town Centre**



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

Location: New Court Way is an established and purpose built employment location just outside Ormskirk town centre and close to Ormskirk train station, which connects both Liverpool and Preston.

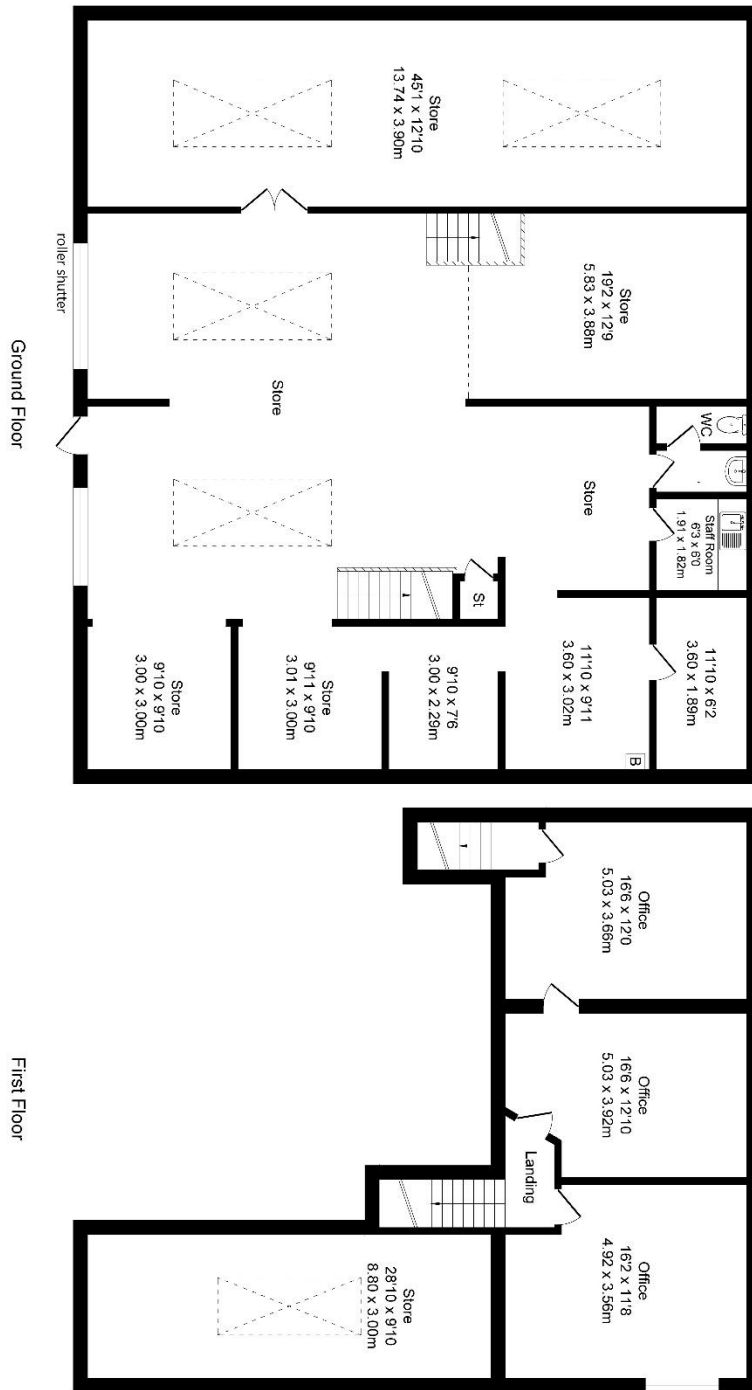
The subject unit is identified on our aerial images.



Description: Warehouse with mezzanine offices and 6 car parking spaces to the front. The portal frame warehouse has both a roller shutter entrance and pedestrian door to the front elevation, leading into the warehouse, and separate store area off, with w.c. and kitchen facility leading to the rear mezzanine offices which have been re-decorated and carpeted and are gas centrally heated. Adjacent to the office is a mezzanine storage area.



Accommodation: Floor plan 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 attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

New Court Way, Ormskirk

Rent: £19,995 per annum exclusive of all other outgoings. Please note references and deposit would be required. Minimum 3 year lease.

The tenant would be responsible for all utilities.

Appropriate rental verification will be provided.

The landlord will insure the building and recover the premium from the tenant. (Approximately £490 per annum)

The tenant will be responsible for the insurance of their own activities and goods.

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 not apply to the rental.

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

Business Rates: If applicable the tenant would be responsible for the payment of Business Rates. The property has a Rateable Value of £11,500

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 21 June 2024

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