

Office/Storage/Warehouse
Premises

TO LET

Rental: £30,000 Per Annum

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Unit 2, 135 - 139 New Court Way, Ormskirk, Lancashire L39 2YT

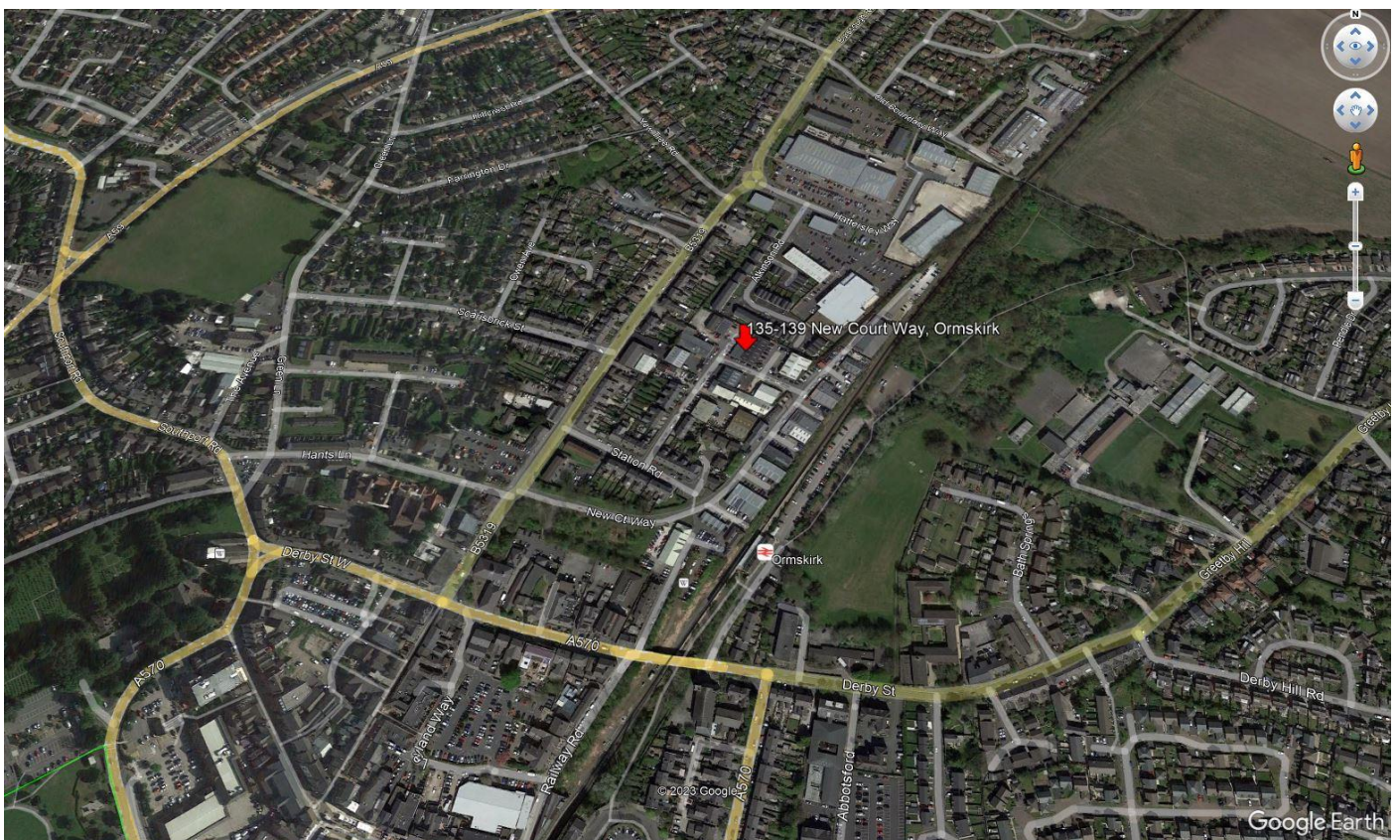
Office 2 - Red line provided for indicative purposes only



- Self contained employment unit – currently configured as offices.
- Premises could be readily adapted for alternative employment uses such as Storage, Workshop, or Trade Counter.
- Approximately 4,360 sq ft over ground and first floor.
- Available by way of New Leases.
- Established Employment location close to Ormskirk Town Centre.
- Landlord could undertake alterations subject to terms agreed.

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: Currently configured as two primarily open plan office area and over ground and first floors, the accommodation could be readily adapted for alternative employment uses such as storage, workshop, trade counter etc.

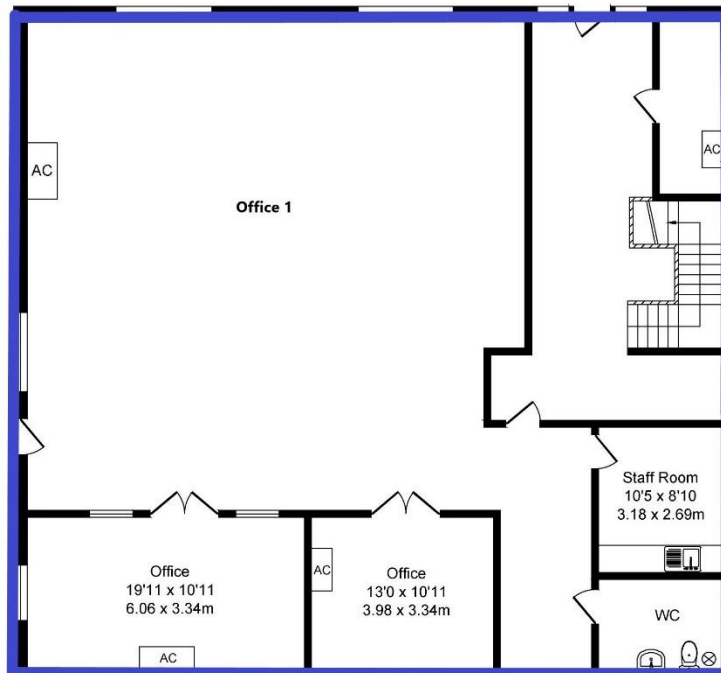
The ground floor provides predominately open plan offices with two private offices to the perimeter in addition to staff room and w.c.

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

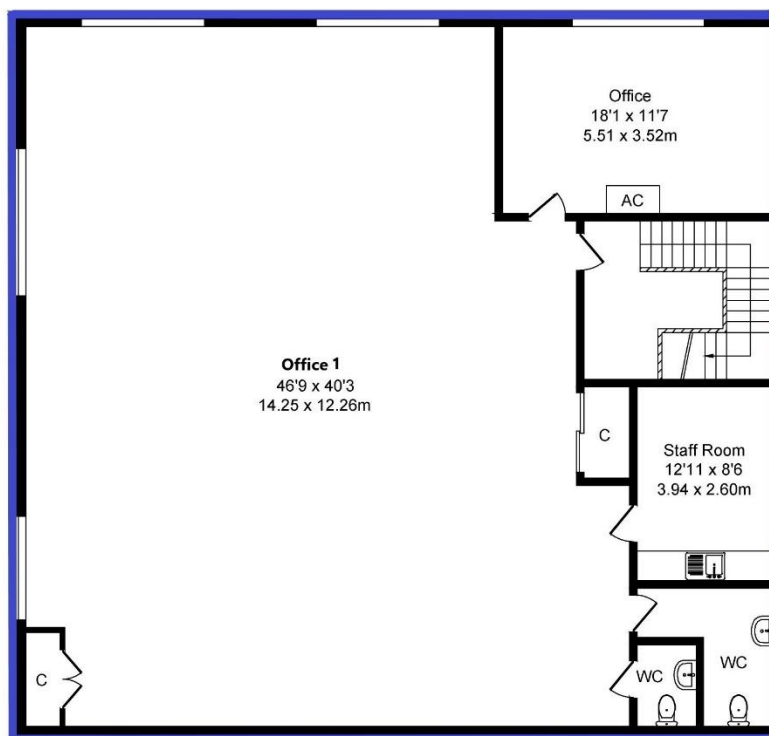
Accommodation: Floorplan below not to scale and provided for indicative purposes only.

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

Ground Floor



First Floor



First Floor

Rent: £30,000 per annum exclusive (plus VAT).

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.

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 08 July 2024

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