

Preliminary Particulars

**Portal Frame Warehouses with
Communal Yard Areas**

**Rental: Portals from £4.95 per
square foot per annum exclusive of
all other outgoings**

Fitton Estates
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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

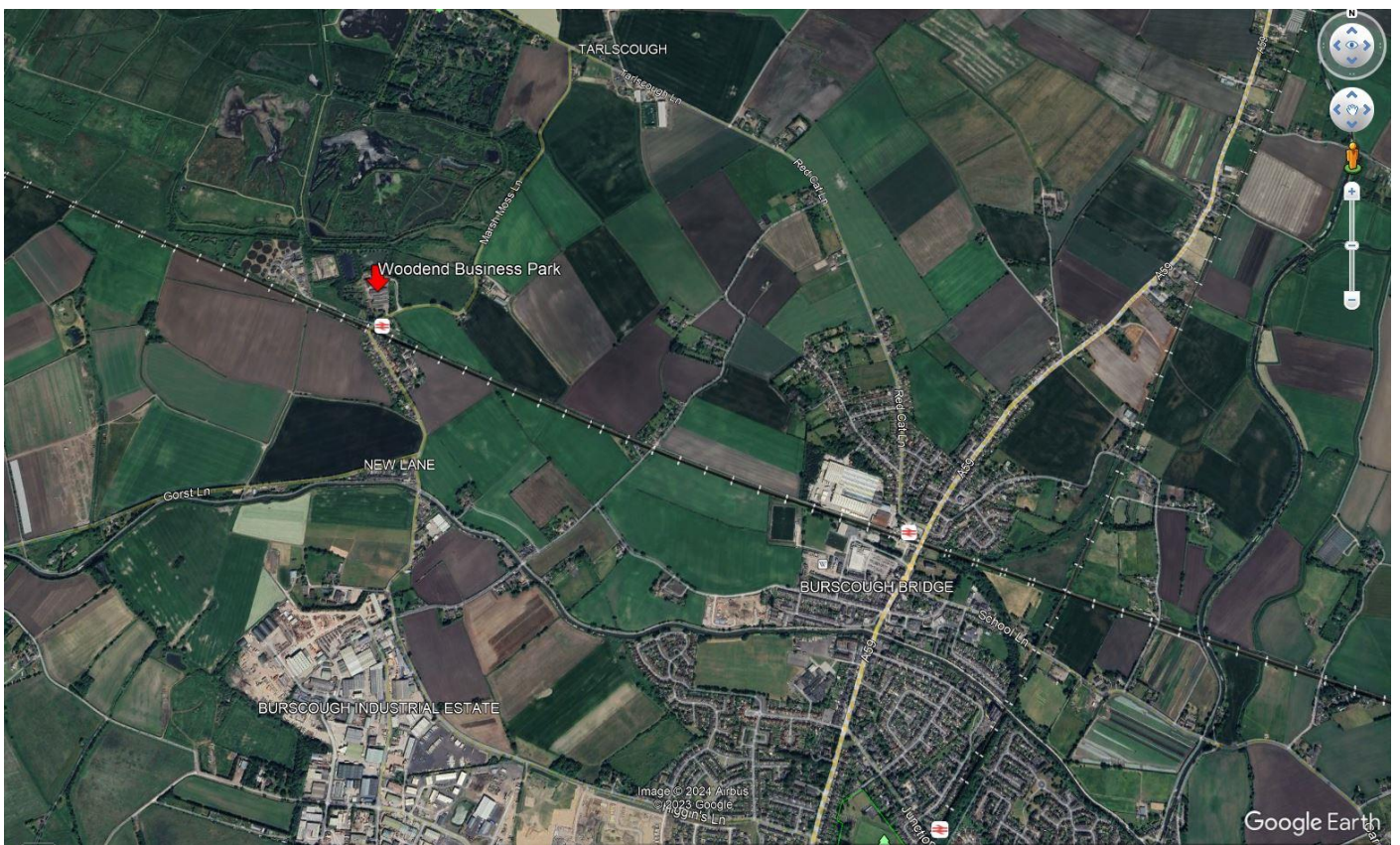
Wood End Business Park, Marsh Moss Lane, Burscough L40 0PH



- **A variety of portal frame warehouses available To Let.**
- **Sizes from 1,650 square feet up to 5,400 square feet GIA.**
- **Attractive rural business park. Available on flexible terms.**
- **Competitively priced open plan warehouse accommodation.**
- **Rentals from £4.95 per square foot exclusive of all other outgoings.**

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

Location: Wood End Business Park is situated off Marsh Moss Lane, which is a continuation of New Lane, Burscough, Lancashire. The site is surrounded by farmland and is just a short walk away from New Lane Train Station on the Southport to Wigan line.



Description: Preliminary particulars: A variety of warehouse units are available ranging from 1,650 square feet up to 5,400 square feet. Typical specification provides a generous eaves height or fitted with suspended ceiling, roller shutter door and pedestrian door, and three-phase power.

Wood End Business Park is an attractive landscaped business park offering a variety of refurbished warehouse accommodation with a large shared yard, parking area and communal WCs.

Accommodation: Preliminary particulars: The following units will soon be available to let estimated Q4 2024 / Q1 2025.

Unit 4 Wood End Business Park, size approximately 5,000 square feet.

Unit 5 Wood End Business Park, size approximately 3,850 square feet.

Unit 6 Wood End Business Park, size approximately 1,650 square feet.

Units 7 and 9 Wood End Business Park, 4,140 square feet.

Unit 10 Wood End Business Park 5,500 square feet.

Unit 2 Wood End Business Park 1,800 square feet.

Indicative site plan below showing the location of the units.

Rental: Rentals from £4.95 per square feet exclusive of all other outgoings. Further details on application.

There is also a service charge levied monthly in arrears for buildings insurance, insurance property tax, service charge, water, power and data. A breakdown of this service charge is available on request.

VAT: We understand these rentals will be subject to VAT

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.

Hours of Use: Please note hours of use are permitted between 08:00 a.m. and 8:00 p.m. Monday to Friday and 08:00 a.m. to 1:00 p.m. Saturday only.

Legal: Each party will be responsible for their own legal costs incurred in the preparation of the lease. The landlords have a standard form of template lease which they would use for all lettings.

Business Rates: Each unit will have its own Rateable Value. For further details please contact the sole agents, Fitton Estates.

EPC: A copy of the EPCs will be available upon request.

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

Details Prepared 19 July 2024

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