

Individual Office Suites

Available To Let

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

V12 Merlin Business Park, Ringtail Road, Burscough Industrial Estate, Ormskirk L40 8JY



- Business Centre - Individual Suites To Let
- Flexible "All Inclusive" Rentals to Include Utilities & WiFi
- High Speed Internet, Plentiful On Site Car Parking and Facilities
- V12 Offers Two Meeting Rooms
- Ideal Starter/Incubater Units



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Location: V12 occupies a prominent position to the front of the established Merlin Park, close to The Ringtail retail park which is home to Booths, Aldi and B&M Bargains.

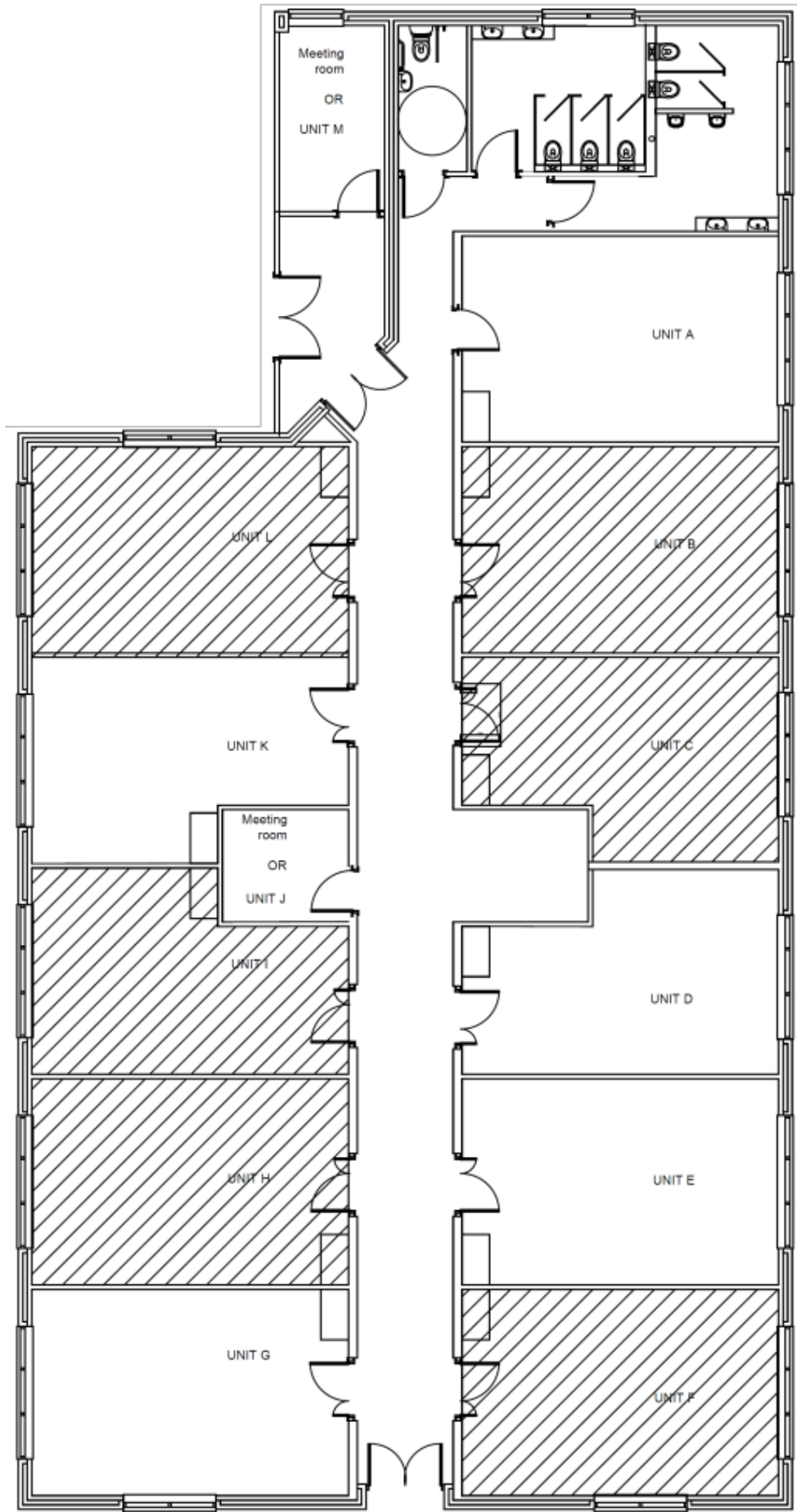
Description: V12 is a newly constructed purpose built business centre comprising of 16 suites ranging from 210 Sqft to 340 Sqft .

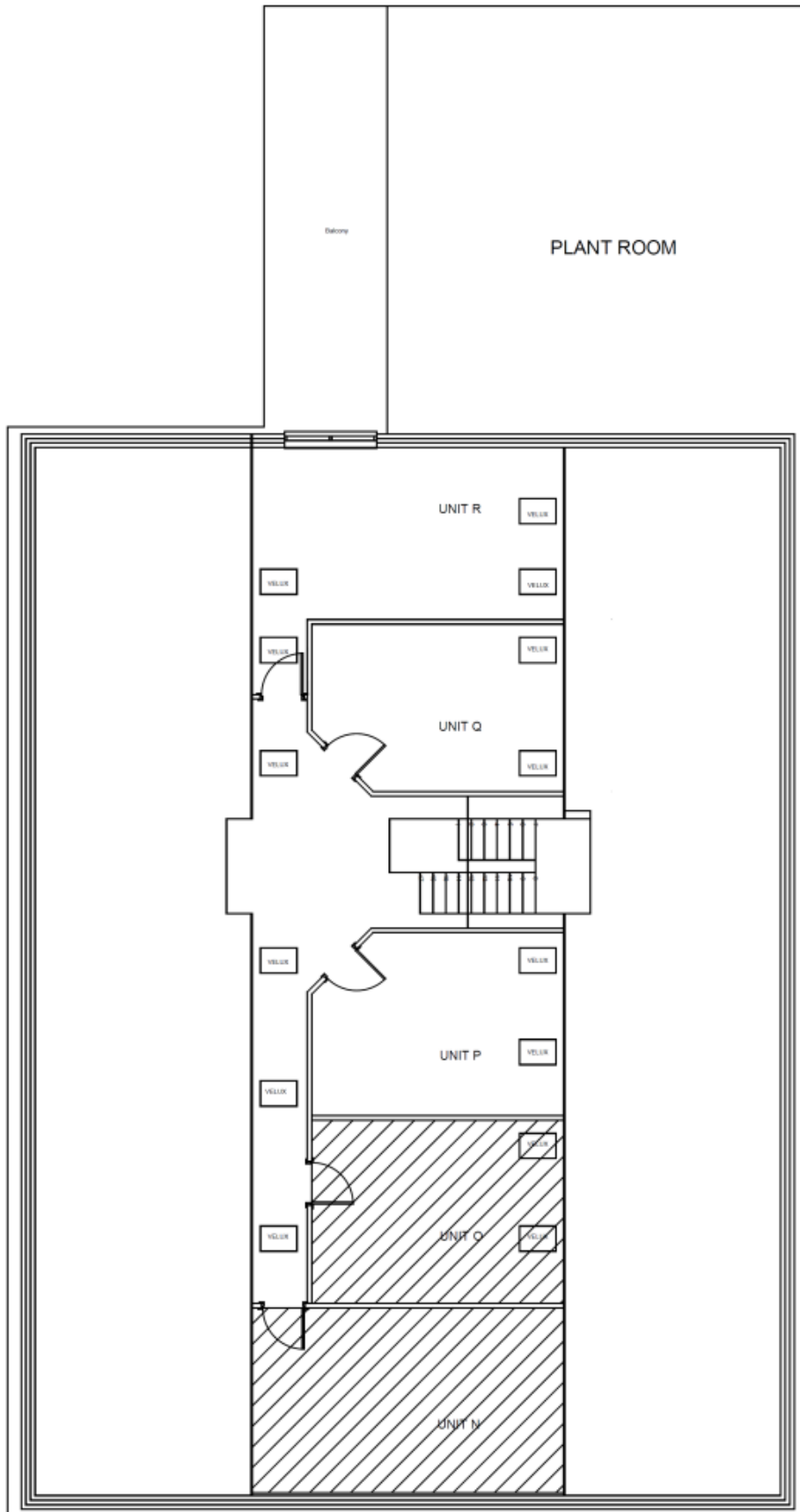
Rent: Please refer to the availability schedule below. All rents and services are subject to VAT

		Area Sq M	Area Sq ft	Rent Per Week	Rent Per Annum	S/C Per Month	S/C Per Annum
Unit	A	31.5	340	LET	LET		
Unit	B	31.5	340	LET	LET		
Unit	C	27.5	295	LET	LET		
Unit	D	27.5	295	LET	LET		
Unit	E	31.5	340	LET	LET		
Unit	F	31.5	340	LET	LET		
Unit	G	31.5	340	LET	LET		
Unit	H	31.5	340	LET	LET		
Unit	I	27.5	295	LET	LET		
Unit	J		MEETING ROOM				
Unit	K	27.5	295	LET	LET		
Unit	L	31.5	340	LET	LET		
Unit	M		MEETING ROOM				
Unit	N	28	302	LET	LET		
Unit	O	22	236	LET	LET		
Unit	P	21.5	231	LET	LET		
Unit	Q	19.5	210	LET	LET		
Unit	R	27.5	296	LET	LET		

****All measurements & costs are approximate***







Utilities: The Landlord anticipates that units will all be banded "A" by United Utilities for highways drainage. They are exempt from surface water charges. Water supply and sewerage charges are included in the service charges. The published 2017-18 charge is £43.85 per year (85p per week).

Service Charge: We understand the Service Charge includes the following:

- High speed fibre Internet on our own leased line (9C 100mbs uploading and downloading)
- Internet IT support
- Cleaning of public /common spaces
- Window cleaning
- Water and sewerage charges (but not highways drainage)
- Heat, light and power up to 3250 units of electricity per annum
- General office waste disposal
- Fair use of meeting rooms
- Car parking and car parks maintenance
- Grounds general maintenance
- Building maintenance including exterior décor, plumbing, fire alarm and drainage repairs.
- Security and cameras maintenance

A private Wi Fi network is installed into every office and the entire building has a common guest Wi Fi network for visitors.

Meeting Rooms: V12 Merlin Park has 2 meeting rooms reserved for the exclusive use of the 16 companies in the building. An online booking diary and access control system will be put in place as these rooms are subject to a fair usage policy.

Extras: The Landlords offsite provider can supply telephone and reception/answering services at extra cost. They operate over the Internet service we provide and do not require extra BT lines. We understand costs and installation times are minimal.

Legal: Each party will be responsible for their own legal costs.

Business Rates: We understand all units in the V12 complex are currently entitled to 100% rates relief provided that it is your only place of business.

We do however recommend you speak with West Lancs Council to qualify this.

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

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 will require proof of identity and proof of address of the prospective Tenant.

Details Prepared 08 January 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.