

Modern Serviced Offices –  
Incentives Available

# Fitton Estates

.com

To Rent: From £10.00 Per Sq Ft

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

## Certacs House 10-12, Westgate, Skelmersdale, Lancashire WN8 8AZ



- Modern Serviced Offices Available on Flexible Lease Length Terms
- All Inclusive Basis from £10.00 per sq ft
- Incentives Available – 2 months' rent free, subject to lease terms.
- Range of Office Suites Available
- Secure Yard/Storage to let - £150 per week
- Established Business Centre with 24 Hour Access and On Site Parking
- Free meeting room
- Close to local shops, banks and post offices.
- Modern communications cabling infrastructure and secure server room
- Close to Bus, Train and Motorway Links.



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**Location:** Certacs House can be found off Westgate, Skelmersdale, which in turn is located off the B5312 at Railway Road only a short distance from Junction 4 of the M58 Motorway.



**Description:** Flexible Serviced Offices.

Certacs House offers a variety of modern offices available on flexible lease length terms and competitive rentals from £10.00 per sq ft. We understand the following office suites are available:

<u>Office</u>	<u>Size</u>	<u>Price*</u>
First Floor Office 1	150 Sq ft	£250 pcm
First Floor Office 2	350 Sq Ft	£400 pcm
First Floor Office 3	200 Sq ft	£325 pcm
Ground Floor Office 4	225 Sq ft	£350 pcm
Ground Floor Office 4B	Not confirmed (includes Kitchen150 sqft)	£195 pcm
Ground Floor Office 7	400 Sq ft	£600 pcm

*\*Please note all sizes are approximate. Rent free could be available until 31/12/2015. We understand these prices are inclusive of utility bills, including gas, electric, water and service charges – please contact the office for further details.*

Externally there is an enclosed car park and adjacent free public parking. Telephone and internet connections are also available. Please contact the office for further details as incentives are available.

**Secure yard/outside storage**

To Let - £150 per week

Secure 1500 SQ FT Yard/Land with CCTV.

Price includes water, business rates, repairs, maintenance, 24.7 access and parking.

Yard/Land access with double palisade fencing gates. Palisade fencing around yard and flagstone floor.

Close to motorways, local shopping centre and amenities. Access to kitchen and toilet facilities.



