

Office 7 Windgate House Windgate, Tarleton



Asking Price **Monthly Rental Of £510**



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tarleton@smartmoveproperties.net**



Windgate House is a modern serviced block of commercial offices on Tarleton Business Park, centrally located on the A59 for easy commuter access to Preston, Southport and Ormskirk towns. Available To Let is this first floor office within the building and just some of the benefits to this office include: water rates included, electric heating and air conditioning (hot and cold) included, building insurance, fire extinguishers and contract, commercial window cleaning, cleaning of communal areas, gardening and external site maintenance, washroom services and supplies, communal kitchen facilities and security camera and alarm.

The office is current furnished with desks, matching drawer units, chairs and office storage, making it ready to move straight into, however the landlord is flexible with the furniture, should the new tenant(s) require either more or less furniture in the unit. There is an external window to the front of the building and an internal glazed window for additional light. The office also benefits from remote controlled air conditioning (not and cold,) for tailoring of the climate to suit the new occupants and time of the year.

About the Local Area: Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds Liverpool Canal. Within the village itself are a fantastic array of boutique independent shops, hairdressers, beauticians, takeaways and gift shops, as well as larger chains such as Co-op, Spar, Costa Coffee and Aldi.





*** First Floor Office To Let**

*** Maintained Communal Areas**

*** Water Rates & Electric Included**

*** Building Insurance & Window Cleaning Included**

*** Available to View NOW**

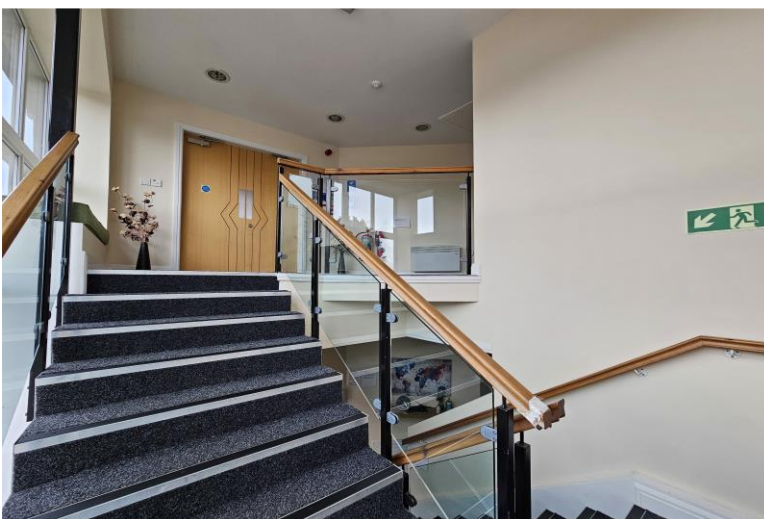
*** Secure Self-Contained Office**

*** Lift & Stairs to the First Floor**

*** Air Conditioning Included - Hot & Cold**

*** Centrally Located Between Southport, Preston & Ormskirk**

*** Rental of £510 + VAT pcm**



GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.



Energy Performance Certificate HM Government
Non-Domestic Building

Windsor House
Tarleton Office Park
Windsor, Tarleton
PR81 0TN
File Ref:

Certificate Reference Number:
9623-3087-0176-0900-3225

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to test benchmarks for this type of building. One appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/built.

Energy Performance Asses Rating

More energy efficient

A	10-25
B	26-50
C	51-75
D	76-100
E	101-150
F	151-180
G	181-200

Least energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	371
Building complexity (HCS level):	3
Building emission rate (kgCO ₂ e/m ²):	37.87

Benchmarks

Buildings similar to this one could have ratings as follows:	22
if newly built	11
if typical of the existing stock	11

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 523 124.

TOTAL FLOOR AREA : 290 sq.ft. (26.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PRS Property Redress Scheme



Smart Move – Tarleton
226a Hesketh Lane
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.