

**Windgate Lodge,  
Tarleton Office Park, Tarleton**

  
**SMART MOVE**



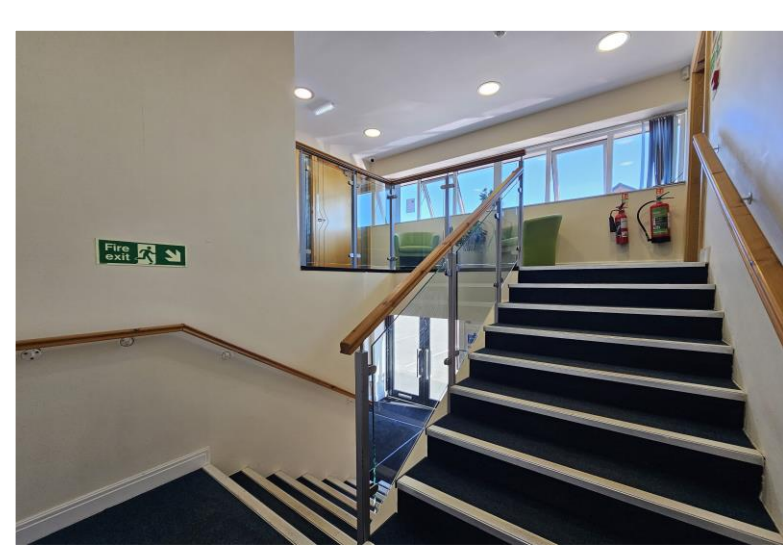
Asking Price **Monthly Rental Of £320**



**01772 811899**

**[www.smartmoveproperties.net](http://www.smartmoveproperties.net)**

**[tarleton@smartmoveproperties.net](mailto:tarleton@smartmoveproperties.net)**



This secure first floor office is available to view and move into NOW and would ideally suite start-ups, small independent businesses and those whom simply do not have the space to "work from home" and need a ready set-up professional environment to work from. Viewing is by appointment only, so call Smart Move to enquire further and arrange your tour of this modern and private office space.

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 (inside and out,) cleaning of communal areas, gardening and external site maintenance, washroom services and supplies, communal kitchen facilities and security camera and alarm.

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 Aldi, Costa Coffee, Co-op and Spar, making this property within a "stones throw" of all local amenities.

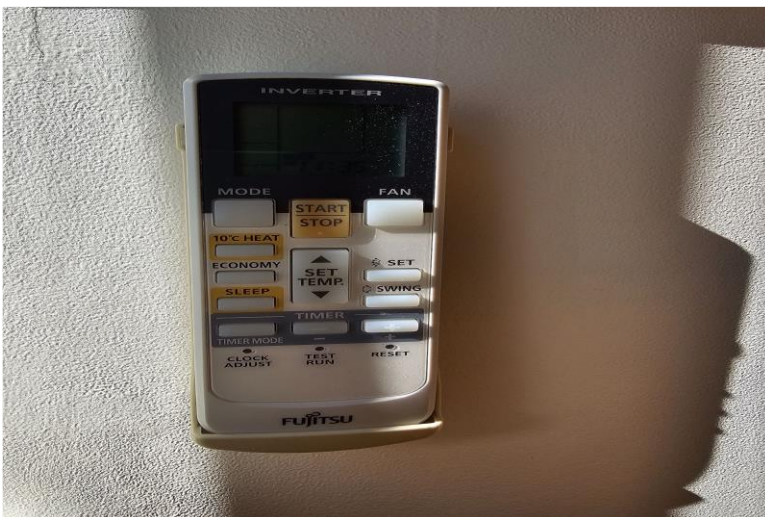




- \* Rent is £320 + VAT pcm
- \* Maintained Communal Areas, Kitchen & WC Facilities
- \* Secure Intercom Entry System
- \* Water Rates & Electric Included
- \* Centrally Located on the A5 Between Preston, Ormskirk & Southport



- \* Furnished First Floor Private Office To Let
- \* Available to View & Move in NOW
- \* Stairs & Elevator to the First Floor
- \* Air Conditioning Included - Hot & Cold
- \* EPC Rating B



GROUND FLOOR  
176 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA : 176 sq.ft. (16.3 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.