

PROPOSED NEW OFFICES, PHASE 2, MAPLE COURT, WHITEMOSS BUSINESS PARK, SKELMERSDALE, WN8 9TG.



LeachRhodesWalker
ARCHITECTS

7845 MAPLE COURT, SKELMERSDALE : PROPOSED PHASE 2 - VIEW 1
Scale: nts@A3 Auth By: CJG Drawn By: JDC Date: 01.08.19 Dwg No: 7845-L(00)31A

4,930 – 14,789 Sq Ft (457.99 – 1,374 Sq M)

- **NEW OFFICES (SUBJECT TO PP)**
- **ACCESSIBLE LOCATION**
- **STATE OF THE ART OFFICES**



0161 763 0828



www.nolanredshaw.co.uk



info@nolanredshaw.co.uk



[@NolanRedshaw](https://twitter.com/NolanRedshaw)

LOCATION

The scheme is situated adjacent to Junction 4 of the M58 Motorway, in a landscaped business park environment.

The site is only 30 minutes drive from Manchester and Liverpool, with Liverpool's John Lennon Airport only 15 minutes away. Manchester International Airport is less than 25 minutes away.

DESCRIPTION

Phase 2 of Maple Court, is an exclusive office development at the Whitemoss Business Park. It will comprise of the final phase of development with three new individual self contained buildings. Internal fit out will be of high quality, with the opportunity for the prospective occupiers to have an input into the finishes required.

The landlord will consider altering the layout and sites of the respective buildings to bespoke design, subject to planning. The landlord can also merge the two buildings by addition of a glass atrium to form a larger single unit – see attached visual.

There will be 12 charging stations for electric vehicles

ACCOMMODATION

	SQ. FT	SQ.M
Unit A		
Ground Floor	2,465	229
First Floor	2,465	229
	4,930	458
Unit B		
Ground Floor	2,465	229
First Floor	2,465	229
	4,930	458
Unit C		
Ground Floor	2,465	229
First Floor	2,465	229
	4,930	458
Total Area	14,789	1,374

(Measurements to be confirmed)

TENURE

The premises are available by way of a new full repairing and insuring leases, for terms to be negotiated.



LEGAL FEES

Each party to be responsible for their own legal fees.

SERVICES

All main services are available, including comfort cooling or air conditioning and 12-22KV E.V charging points in the car park.

RATES

To Be Assessed.

EPC

An Energy Performance Certificate will be available on completion.

VIEWING

To the Sole Agent:

NOLAN REDSHAW

Contact: Paul Nolan
Tel: 0161 763 0822
Email: paul@nolanredshaw.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



0161 763 0828



LeachRhodesWalker
ARCHITECTS

7845 MAPLE COURT, SKELMERSDALE : PROPOSED PHASE 2 - VIEW 2
Scale: nts@A3 Auth By: CJG Drawn By: JDC Date: 01.08.19 Dwg No: 7845-L(00)33A



LeachRhodesWalker
ARCHITECTS

7845 MAPLE COURT, SKELMERSDALE : PROPOSED PHASE 2 - VIEW 3
Scale: nts@A3 Auth By: CJG Drawn By: JDC Date: 01.08.19 Dwg No: 7845-L(00)34A



LeachRhodesWalker
ARCHITECTS
10000 Old Orchard Road, Suite 100, Dallas, TX 75243-1000 | 972.961.1000 | www.lrw.com

7845 MAPLE COURT, SKELMERSDALE : PROPOSED PHASE 2 - VIEW 4
Scale: nts@A3 Auth By: CJG Drawn By: JDC Date: 01.08.19 Dwg No: 7845-L(00)35



LeachRhodesWalker
ARCHITECTS
10000 Old Orchard Road, Suite 100, Dallas, TX 75243-1000 | 972.961.1000 | www.lrw.com

7845 MAPLE COURT, SKELMERSDALE : PROPOSED PHASE 2 - VIEW 1
Scale: nts@A3 Auth By: CJG Drawn By: JDC Date: 01.08.19 Dwg No: 7845-L(00)36



LeachRhodesWalker
ARCHITECTS

Ground Floor West 50 Dearmans Place, Manchester, M3 3JL, +44(0)161 333 0211, www.lrw.co.uk

7845 MAPLE COURT, SKELMERSDALE : PROPOSED PHASE 2 - AERIAL VIEW 2
Scale: nts@A3 Auth By: CJG Drawn By: JDC Date: 01.08.19 Dwg No: 7845-L(00)31A



LeachRhodesWalker
ARCHITECTS

Ground Floor West 50 Dearmans Place, Manchester, M3 3JL, +44(0)161 333 0211, www.lrw.co.uk

7845 MAPLE COURT : PHASE 2 - OFFICE GROUND FLOOR PLAN (COLC)
Scale: 1:500@A2 Auth By: CJG Drawn By: JDC Date: 31.07.19 Dwg No: 7845_1

