

Windgate Lodge, Tarleton Office Park



Windgate, Tarleton

SMART MOVE



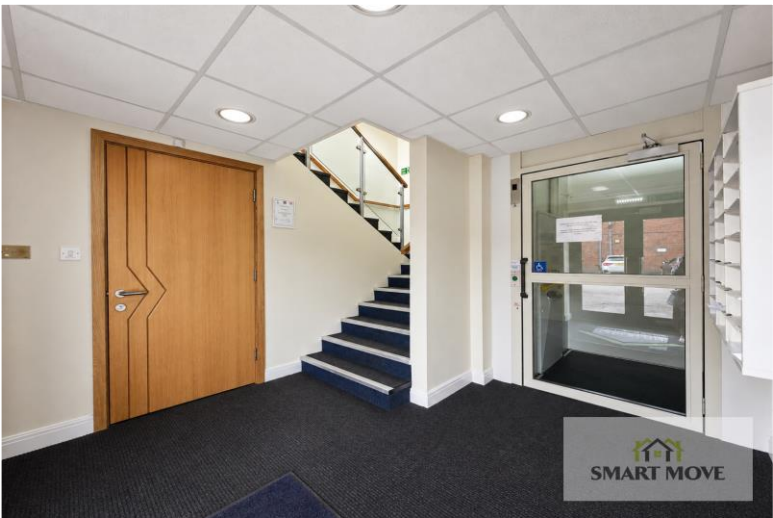
Asking Price **Monthly Rental Of £350**



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Smart Move are delighted to present this well-presented first-floor private office, set within a professionally serviced block, handy located just off the A59 for easy access. This versatile workspace benefits from both lift and stair access and enjoys the use of maintained communal kitchen and toilet facilities. Offered furnished, it provides an immediate, ready-to-use solution for a business seeking convenience, comfort and a central location.

Windgate Lodge is a serviced block of commercial offices on Tarleton Office 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 (inside and out,) cleaning of communal areas, gardening and external site maintenance, washroom services and supplies, communal kitchen facilities and security camera and alarm.

To locate the property using What3Words search: [///divided.inflamed.confusion](https://www.what3words.com/#!/divided.inflamed.confusion)



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- * First Floor Office To Let
- * Communal Kitchen Area & WC Facilities
- * Water Rates & Electric Included
- * Building Insurance & Window Cleaning Included
- * Office Furniture Included

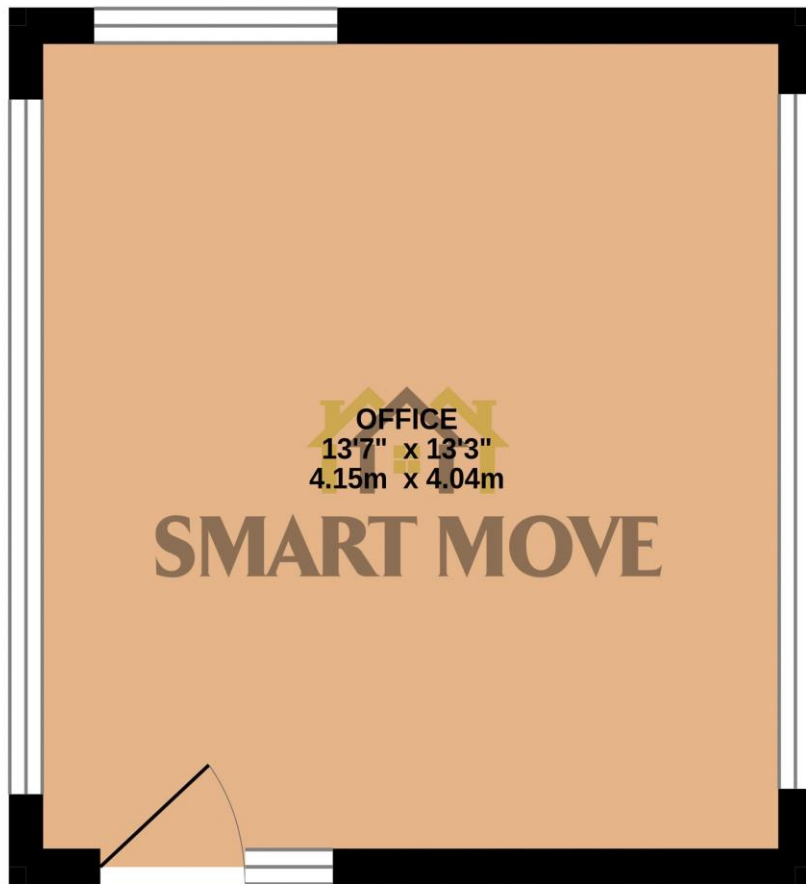
- * Rental £350 + VAT pcm
- * Ample Staff & Visitors Parking
- * Lift & Stairs to the First Floor
- * Air Conditioning Included - Hot & Cold
- * Central A59 Location between Southport, Preston & Ormskirk




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FIRST FLOOR
180 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 180 sq.ft. (16.8 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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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.