



TO LET

**Hattersley House, Burscough Road,
Ormskirk L39 2AY**

MODERN OFFICE SUITES

**mason
owen...**

property consultants

0151 242 3000

www.masonowen.com

- Modern office suites
- Pleasant serviced estate
- Parking available at a ratio of 1 space per 250 sq ft
- Main railway station just 8 minute walk from property
- Ormskirk is well connected with numerous bus stops along Burscough Road

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Description

Small office suites which allow for a pleasant working environment for any small occupier to base their professional outfit. The suites have suspended ceiling with recessed lighting and benefit from a raised floor allowing for electrical access across the floor plate. Hattersley House offers shared kitchen facilities, toilets and reception access. The property is accessed via a personal access fob and each suite benefits from an intercom system. All communal areas are professionally cleaned, which is part of the Service Charge, and this includes the external areas of the estate which are well maintained.

The suites are heated by wall mounted electrical heaters. All electricity is separately metered and is charged on a consumption basis. Service charge is based on approximately £3.50 psf.

Accommodation & Rental

Suite		Sq Ft	Rent PA	Service charge (incl ins)	Car Park Spaces
8	Vacant	500	£6,750	£1,750	2
14 & 15	Vacant	790	£10,670	£1,106	4
16 & 17	Vacant	1,076	£14,530	£3,770	4

Terms

Please enquire for further information on lease terms.

EPC

C73

Legal costs

Each party to be responsible for their own legal costs.

Rates

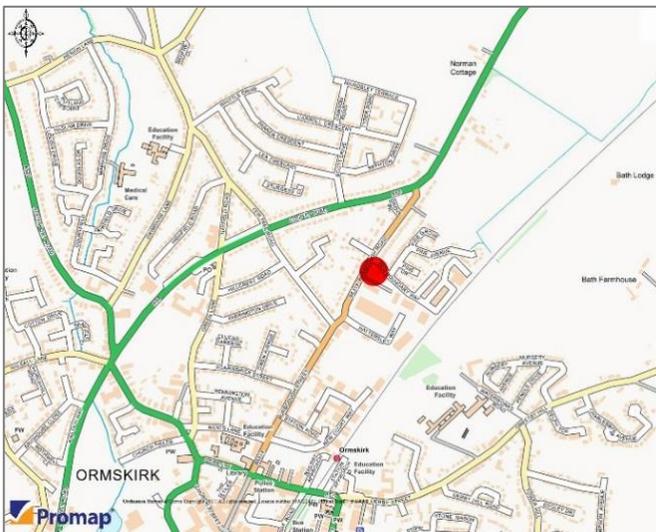
No rates are payable on these premises although interested parties are strongly advised to contact West Lancashire Borough Council on 01695 577177 for further information.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



General Photographs

Viewing & Further Information:

Strictly through the agent:

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