

# Office Suite To Let



Hattersley House, Burscough Road, Ormskirk, L39 2AY



**500 sq ft**  
Area



**£7,000 pa**  
Rent



**£3.50 psf**  
Service Charge



**B-31**  
EPC

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



#### Description

Hattersley House consists of 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.

Suite	Availability	Sq ft	Sq M	Rent PA	Service Charge (incl ins) pa	Car Park Spaces
18	Vacant	500	464	£7,000	£1,750	2

#### Terms

Please enquire for further information on lease terms.



#### 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.

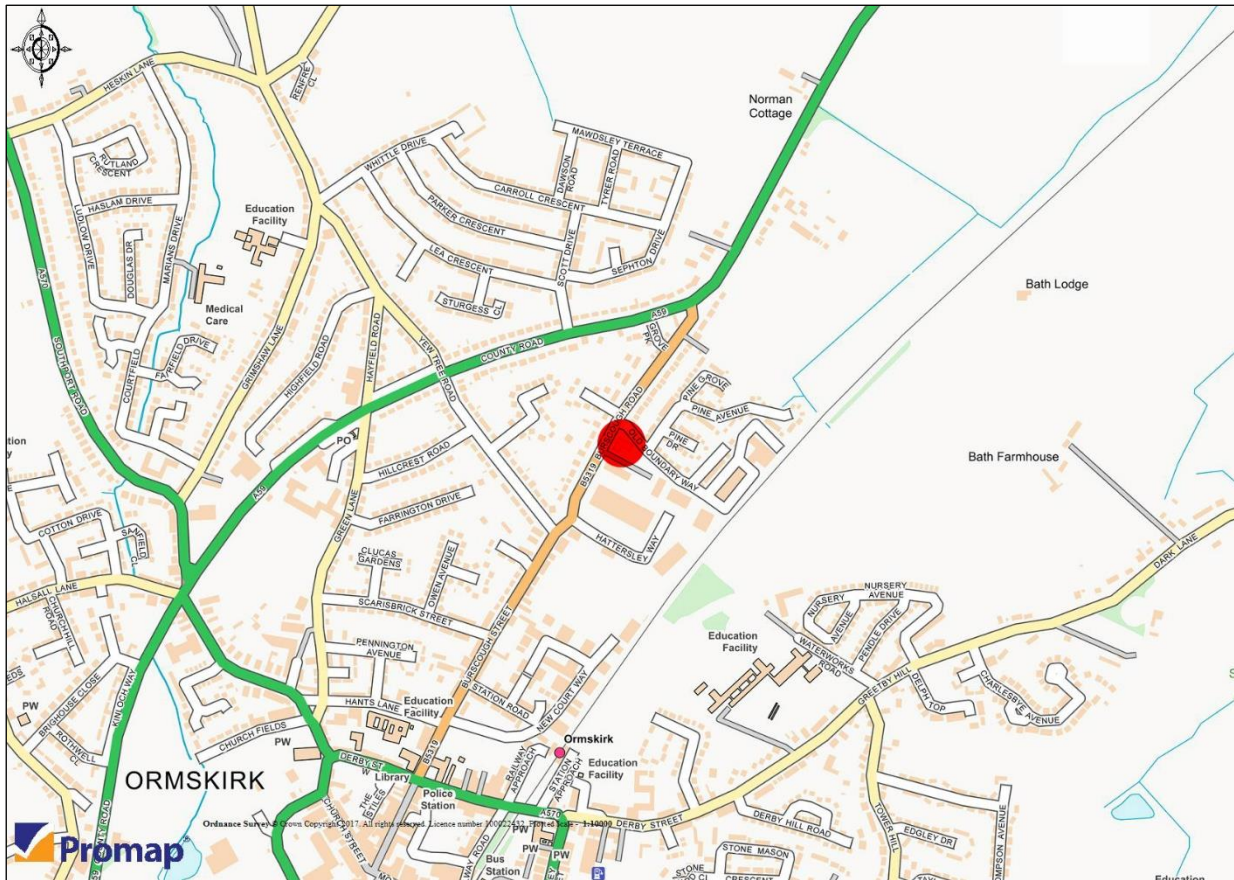
#### EPC

B-31.

#### Legal costs

Each party to be responsible for their own legal costs.





For further information please contact:



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#### [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](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.

#### [Anti Money Laundering Regulations](#)

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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.

#### [Disclaimer](#)

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