

# TO LET



Orchard House, Halsall Business Park,  
Summerwood Lane, Halsall, Ormskirk L39 8RG



## FIRST FLOOR OFFICE ACCOMODATION WITH PLENTY OF ONSITE PARKING



**745 sq ft**  
NIA



**£12.50 psf**  
Rent



**Non-Payable**  
Rates - RV



**C-65**  
EPC

- Attractive semi-rural location in the village of Halsall, near Ormskirk & Southport
- Open plan office with additional meeting room/director's office
- Shared kitchen and WC facilities
- Service charge includes heating
- Intercom entrance and ample car parking
- Communal boardroom/meeting room available



### Location

The property is located in the village of Halsall and is accessed via Summerwood Lane. It is situated approximately 3 miles to the west of Ormskirk and 6 miles to the south east of Southport.

The office development is located in a semi-rural setting with plenty of green space surrounding it.

### Description

The available office is carpeted throughout, has a separate meeting room/director office within and comes part furnished. There is heating, plenty of natural light and recessed lighting.

There is intercom access to the property, a shared kitchen and male and female WCs. The site also benefits from a large car park, which is unallocated and available for tenants to utilise.

### Area

Net Internal Area (NIA)  
745 sq ft (69.21 sq m)

### Terms

Available by way of a new lease for a term of years to be agreed.

### Rent

£12.50 per square foot.

### Rates

Subject to Small Business Rates qualification, no rates are payable on these premises although interested parties are strongly advised to contact the Local Authority for further information.

### Services

All services connected and service charge costs inclusive of heating.

### EPC

C-65 (Valid until June 2030)

### Legal costs

Each party to be responsible for their own legal costs.

### VAT

All figures quoted are exclusive of VAT, which will be charge at the prevailing rate.

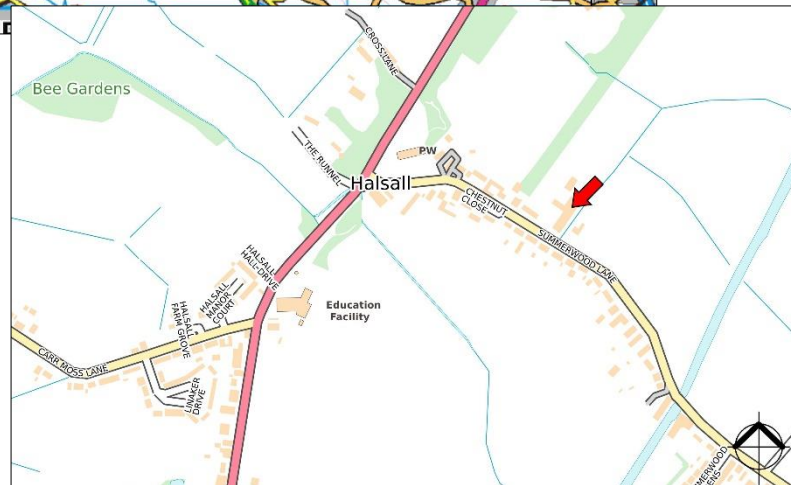
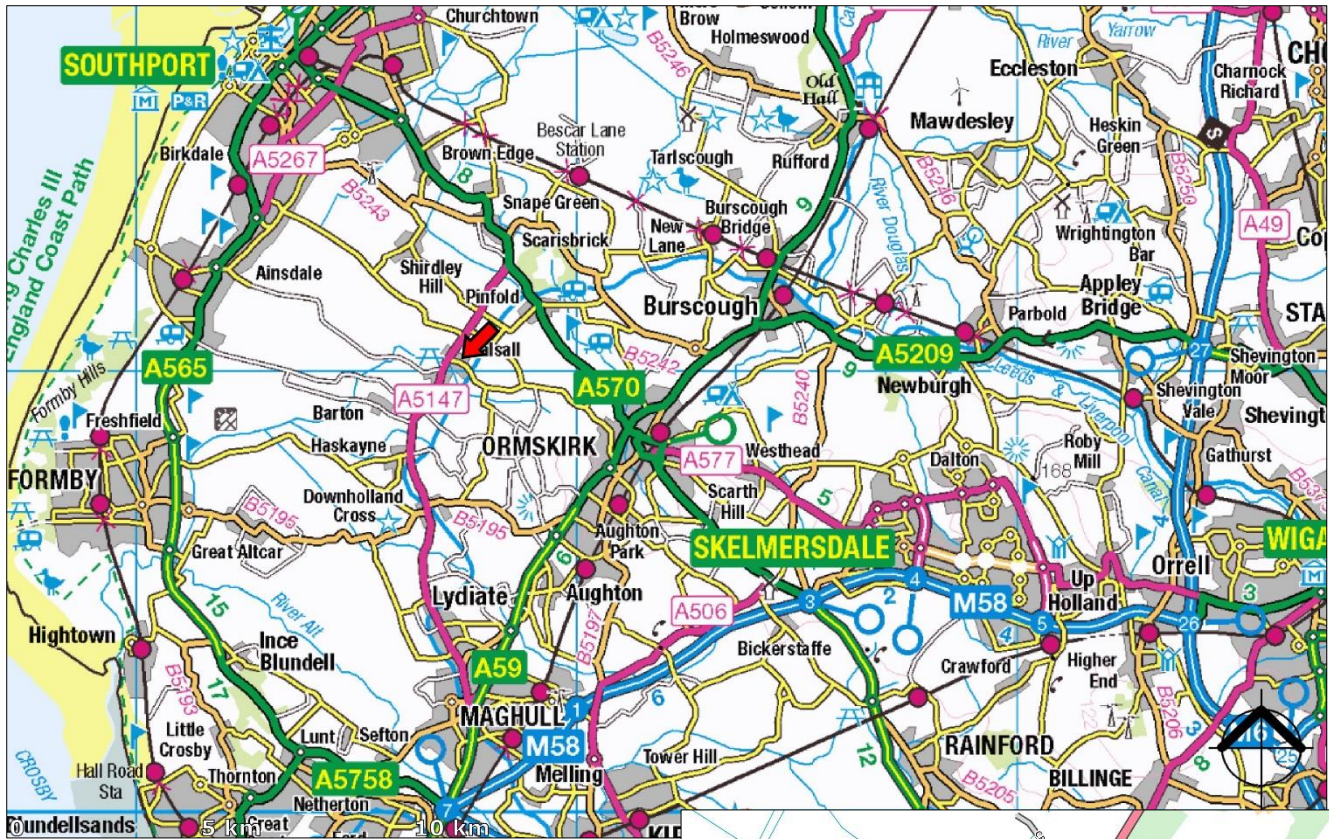
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**Code for Leasing Business Premises**

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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