

Office Suites To Let



Hattersley House, Burscough Road, Ormskirk, L39 2AY



338-500 sq ft
Area



£4,732-£9,000 pa
Rent



£3.50 psf
Service Charge



B-31
EPC

- Modern office suites available to let
- Pleasant serviced estate
- Car Parking with each suite
- 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 (incls ins) pa	Car Park Spaces
4	Available	338	31	£4,732	£1,183	2
5	Available	485	45	£6,790	£1,697	2
8	Available	500	46	£7,000	£1,750	2
18	Available	500	46	£9,000	£1,750	2



Terms

Please enquire for further information on lease terms.

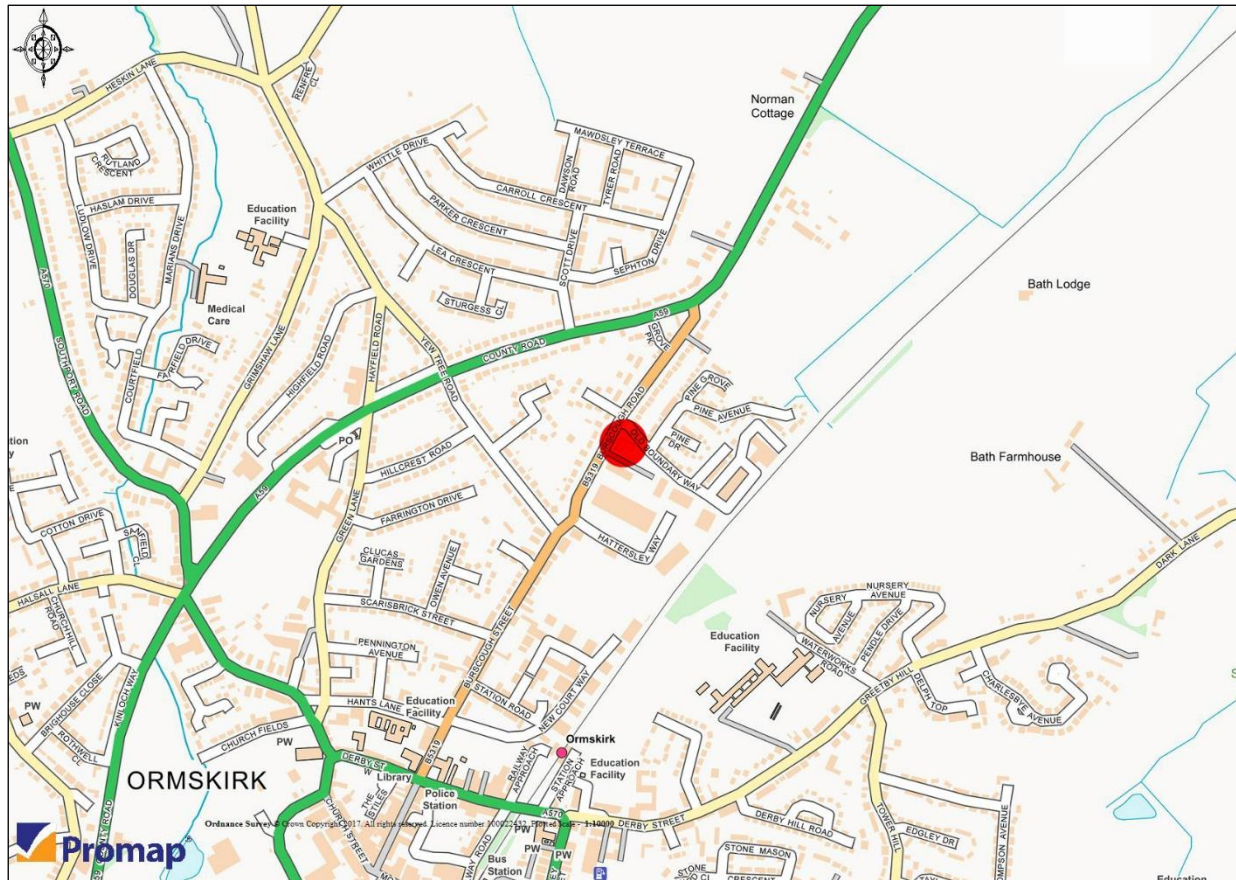
Rates

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.





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.
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

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. May 2025