



TO LET

345 – 790 sq.ft. (32.05 – 73.39 sq.m.)
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

Hattersley House
Burscough Road
Ormskirk L39 2AY

Description

These serviced office suites 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 £2.50 psf.

Accommodation & Rental

Suite 7	345sq ft (32.05 sq m)	£95 per week
Suite 8	500 sq ft (46.91 sq m)	£132 per week
Suite 10	505 sq ft (46.91 sq m)	£140 per week
Suites 14 & 15 combined	790 sq ft (73.40 sq m)	£212 per week
Suite 18	500 sq ft (46.91 sq m)	£132 per week

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.

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.



Viewing

Strictly through the agents:

Louis Holt

t. 0151 242 3145

m. 07887 530 274

e. louis.holt@masonowen.com

Mark Coulthurst

t. 0151 242 3123

m. 07767 685 598

e. mark.coulthurst@masonowen.com

**mason
owen...**
property consultants

0151 242 3000
www.masonowen.com

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 2018.