

Modern Serviced Offices –  
Incentives Available

# Fitton Estates

.com

To Rent: From £10.00 Per Sq Ft

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

## Certacs House 10-12, Westgate, Skelmersdale, Lancashire WN8 8AZ



- Modern Serviced Offices Available on Flexible Lease Length Terms
- All Inclusive Basis from £10.00 per sq ft
- Incentives Available – 2 months' rent free, subject to lease terms.
- Range of Office Suites Available
- Established Business Centre with 24 Hour Access and On Site Parking
- Free meeting room
- Close to local shops, banks and post offices.
- Modern communications cabling infrastructure and secure server room
- Close to Bus, Train and Motorway Links.



Fitton Estates, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG  
Telephone: 01704 500345  
Email: [info@fittonestates.com](mailto:info@fittonestates.com)



**Location:** Certacs House can be found off Westgate, Skelmersdale, which in turn is located off the B5312 at Railway Road only a short distance from Junction 4 of the M58 Motorway.



**Description:** Flexible Serviced Offices.

Certacs House offers a variety of modern offices available on flexible lease length terms and competitive rentals from £10.00 per sq ft. We understand the following office suites are available:

<u>Office</u>	<u>Size</u>	<u>Price*</u>
First Floor Office 1	150 Sq ft	£250 pcm
First Floor Office 2	350 Sq Ft	£400 pcm
First Floor Office 3	200 Sq ft	£325 pcm
Ground Floor Office 4	225 Sq ft	£350 pcm
Ground Floor Office 4B	Not confirmed (includes Kitchen150 sqft)	£195 pcm
Ground Floor Office 7	400 Sq ft	£600 pcm

*\*Please note all sizes are approximate. Rent free could be available until 31/12/2015. We understand these prices are inclusive of utility bills, including gas, electric, water and service charges – please contact the office for further details.*

Externally there is an enclosed car park and adjacent free public parking. Telephone and internet connections are also available. Please contact the office for further details as incentives are available.



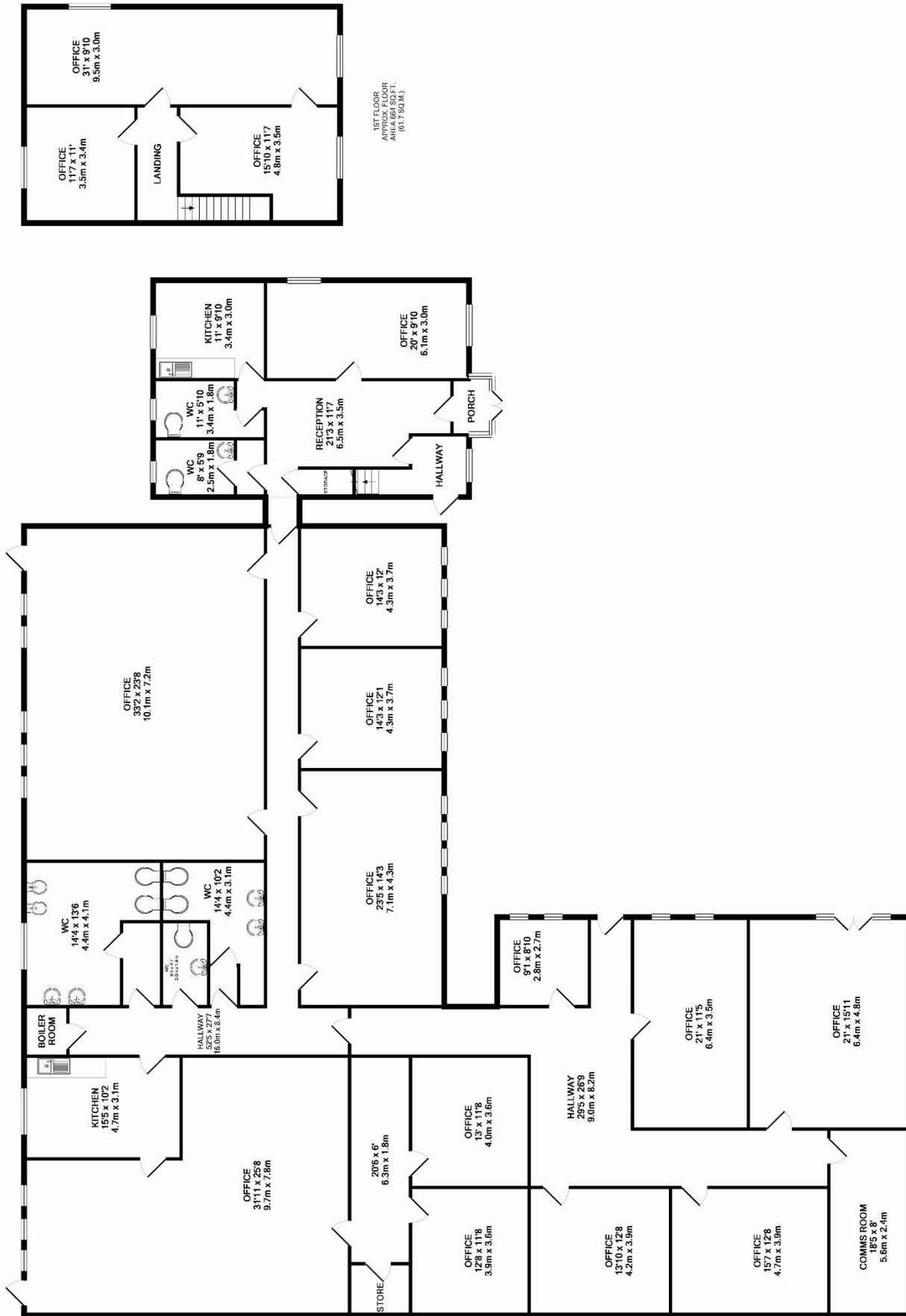
**Rent:** Rental from £10.00 per sq ft on an all inclusive basis. Incentives Available – 2 months’ rent free, subject to lease terms. Please contact the office for further details.

**VAT:** All prices and rentals where quoted are exclusive of but may be subject to VAT.

**Viewing:** Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

**Money Laundering Regulations:** Please note we are now required to carry out customer due diligence on all Tenants once an offer is accepted, whereby we will require proof of identity and proof of address of the prospective Tenant.

**Details Updated 20 September 2018**



GROUND FLOOR  
APPROX. FLOOR  
AREA 6332 SQ. FT.  
(588.2 SQ. M.)

**CERTACS HOUSE, WESTGATE, SKELMERSDALE**  
TOTAL APPROX. FLOOR AREA 6332 SQ. FT. (588.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and should not be relied upon for any legal or financial purposes. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The seller has no responsibility for any errors or omissions that may have occurred and no guarantee is given.

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ALL MEASUREMENTS ARE APPROXIMATE AND NOT TO BE USED OTHER THAN AS A GUIDE. SHOULD A MORE ACCURATE MEASUREMENT BE REQUIRED PLEASE CONTACT THIS OFFICE. SERVICES, FIXTURES AND FITTINGS HAVE NOT BEEN TESTED AND NO FORMAL SURVEY HAS BEEN CARRIED OUT BY OUR STAFF, THEREFORE, NO WARRANTY OR GUARANTEE APPLIES TO THESE PARTICULARS.

