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**TO
LET**



OFFICE ACCOMMODATION

11 m² (121 ft²) — 45 m² (488 ft²)

Orchard House
Halsall Business Park
Summerwood Lane
Halsall
L39 8RG

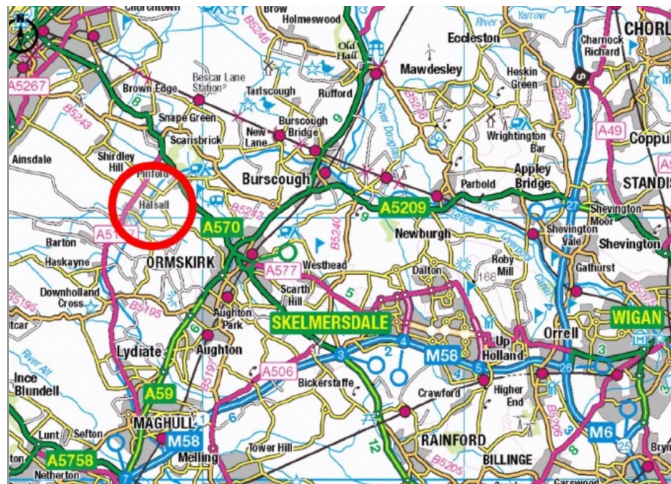
- Fully refurbished office suites
- Ample on site parking
- Attractive rural location yet providing easy access to Southport, Ormskirk and Maghull
- Flexible lease terms with 3 month break option

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Location

The premises are located in the centre of the rural Parish of Halsall in West Lancashire with Southport, Ormskirk, Lydiate and Maghull all conveniently located.

Easy access to the national motorway network is via the M58 which ultimately connects with the M6 circa 10 miles to the east.

Description

The premises comprise high quality business accommodation being of brick construction beneath a flat felted roof.

The available office suites are situated over both ground and first floors with the benefit of a shared multi-function kitchen and WC facilities. A separate conference room is available on a short or long term rental basis.

Internally, the offices are in keeping with a professional environment incorporating suspended ceilings with Category II lighting, perimeter trunking and gas-fired central heating also benefiting from 24 hour access together with a telephone entry system.

Externally, ample on site car parking is available.

Accommodation

The premises extend to the following approximate net internal floor areas:

	m ²	ft ²
Office 1	32.98	355
Office 20	29.08	313
Office 23	11.24	121
Office 31	45.34	488

Services

We understand that all mains services are connected to the premises.

Planning

We understand that the premises have consent generally within Classes B1 (offices) of the Town & Country (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries of the Planning Department at West Lancashire Borough Council (tel. 01695 577177).

Costs

The rent will include the cost of the following:-

- Building insurance
- Cleaning/maintenance of common areas
- Gas central heating of the accommodation
- Refuse removal
- Water supply
- Fire prevention
- Building management
- Business rates

Tenants will be responsible for their own costs for IT/Telephone services and cleaning and maintenance of their own accommodation.

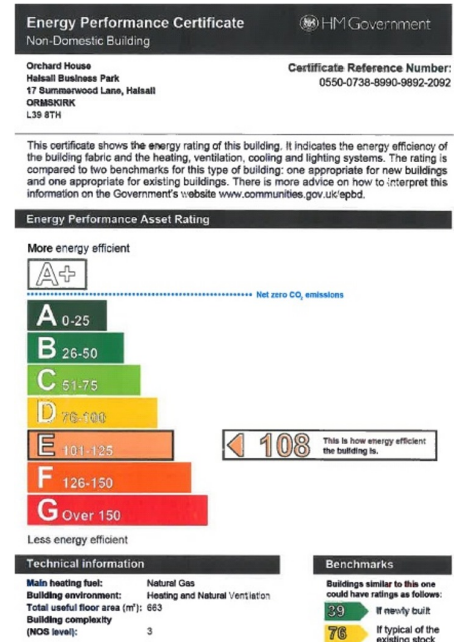
Rentals

	Per Annum
Office 1	£7,451.31
Office 20	£6,424.00
Office 23	£2,819.41
Office 31	£10,248.00

Photographs and Plans

All photographs and plans incorporated herewith are indicative and provided for identification purposes only and should not therefore be relied upon.

Energy Performance Certificate



Legal Costs

Each party is responsible for their own costs incurred in this transaction.

VAT

All figures quoted are exclusive of, but are subject to VAT at the standard rate.

Enquiries

Via the sole letting agents:

Eckersley

Contact: Harry Holden / Fiona Warren

Tel: 01772 883388

Email: hjh@eckersleyproperty.co.uk /

fw@eckersleyproperty.co.uk