

**5 WOOD END BUSINESS PARK, MARSH MOSS LN,
BURSCOUGH, ORMSKIRK, L40 0PH**

TO LET | £2,250 PCM

We are pleased to bring to market this high quality industrial and commercial premise located at Wood End Business Park, Burscough. Extending to approximately 3,750 sq ft, the property offers versatile accommodation well suited to a range of business uses.

This space benefits from a practical internal layout comprising two offices and a dedicated store room, providing a good balance of workspace, administration and storage. Heating is provided via an efficient HVAC system complemented by convector radiators, ensuring comfortable working conditions throughout the year.

The property is well serviced with up to 70 kVA of available electricity, making it suitable for occupiers with higher power requirements. Positioned within an established and well regarded business park, this premise offers excellent accessibility and a professional commercial environment.

Wood End Business Park enjoys a convenient location close to Burscough's amenities and transport links including Burscough industrial estate, and New Lane train station located only 50 metres away.

With good connectivity to Ormskirk, Southport, Preston and the wider Lancashire and Merseyside road networks. This represents an excellent opportunity for businesses seeking modern, flexible premises in a strategic location.

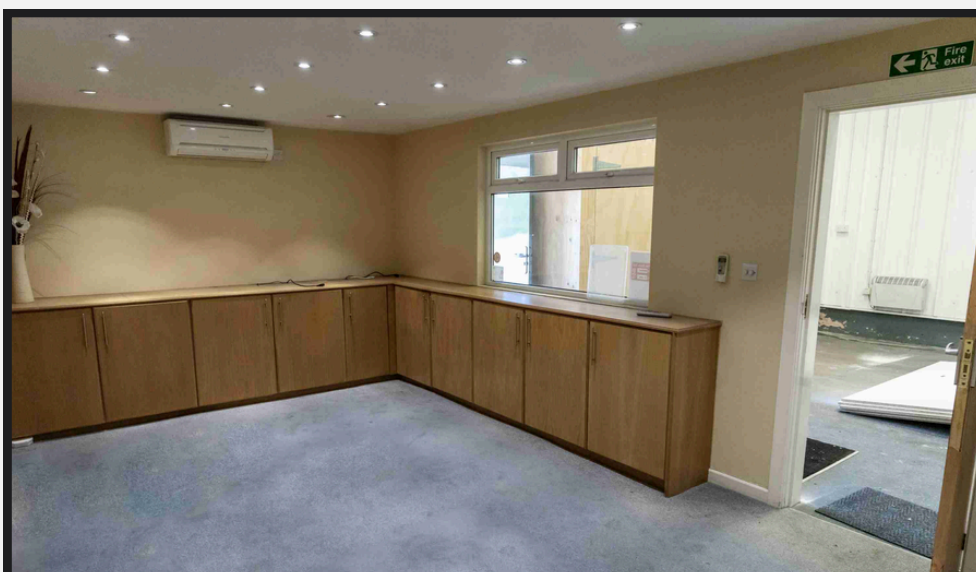
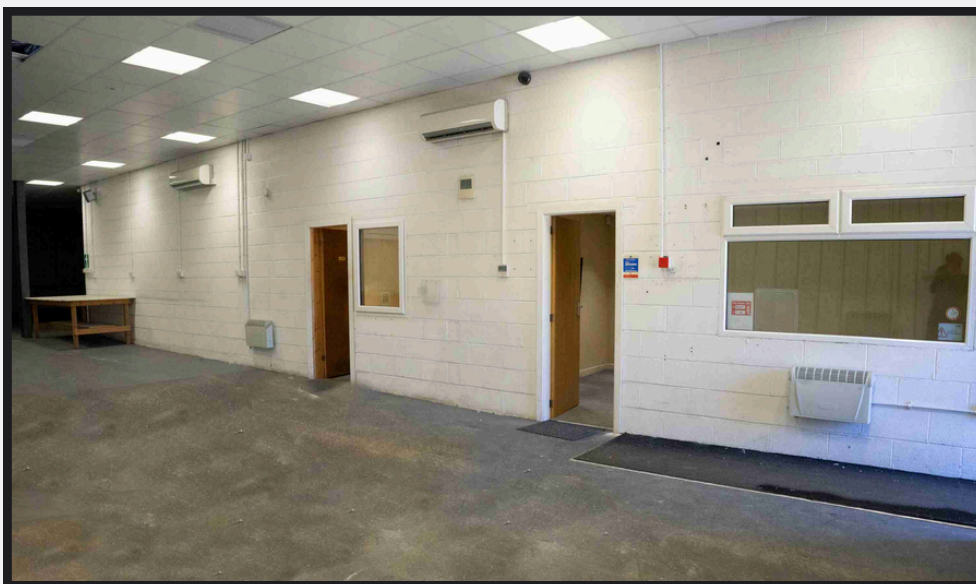


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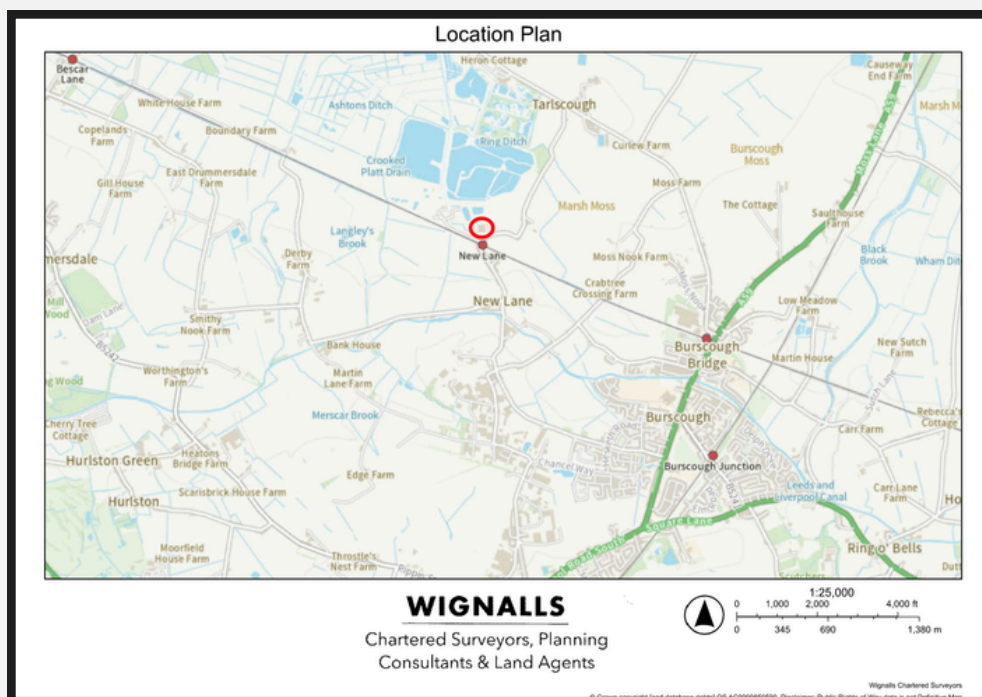
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GENERAL REMARKS

Services: The property has the benefit of mains three phase electricity, drainage, and water.

Local Authority: West Lancashire Borough Council.

Viewings: Viewings are strictly by prior appointment only and must be arranged through Ged Forshaw. Please contact the office on 01772 419277 or alternatively book a viewing by emailing info@wignalls.land.

Enquires: All enquires should be directed to Ged Forshaw by calling the office or emailing info@wignalls.land.

Service charge: There is a service charge of £85 per month, further insurance, and electricity will be charged on top of this.

Health and Safety: Prospective Letters are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures.

The Vendors for themselves and Wignalls Chartered Surveyors as their agents accept no liability for any health and safety issues arising out of viewing the property.

Consumer protection from unfair trading regulations 2008

Business protection from misleading advertising regulations 2008

Wignalls Chartered Surveyors for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

[a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

[b] Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;

[c] No person in the employment of Wignalls Chartered Surveyors has any authority to make or give any representations or warranty whatsoever in relation to this property.

[d] These particulars are produced in good faith and set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.



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