

TO LET



SEAFIRE
Business Park



NEW EMPLOYMENT UNIT UNDER CONSTRUCTION ANTICIPATED COMPLETION AUTUMN 2022 (9,850 SQUARE FEET)



For illustration purposes only

NEW Warehouse, Industrial, Trade Counter, Leisure or Offices

Available to rent by way of lease on terms to be agreed

Extensively landscaped business park environment

Plentiful on-site parking

Skilled workforce with high quality local housing
in the immediate vicinity

Eaves height 7.15m

20kva – single and 3 phase electrical supply

PLOT 6, SEAFIRE BUSINESS PARK, SEAFIRE WAY, BURSCOUGH, L40 8AH

nre surveyors ltd
commercial property consultants and surveyors

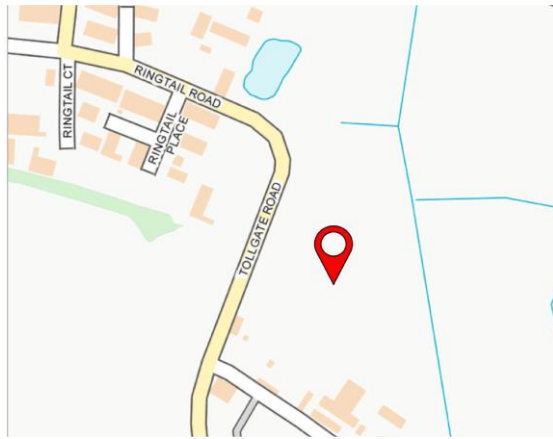


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LOCATION

Seafire Business Park forms the 2nd phase of employment development within Yew Tree Park Strategic Development Site comprising a mix of employment and residential uses. The site is situated within the rapidly expanding town of Burscough which is straddled by the A59, a main arterial route connecting Liverpool to the south and Preston to the north.

Uniquely, Burscough has 2 railway stations, Burscough Junction on the Preston to Ormskirk/Liverpool line and Burscough Bridge connecting to Southport, Wigan and Manchester. There is excellent access to the national motorway network via the M58 (4.3 miles) and the M57 (7.4 miles).



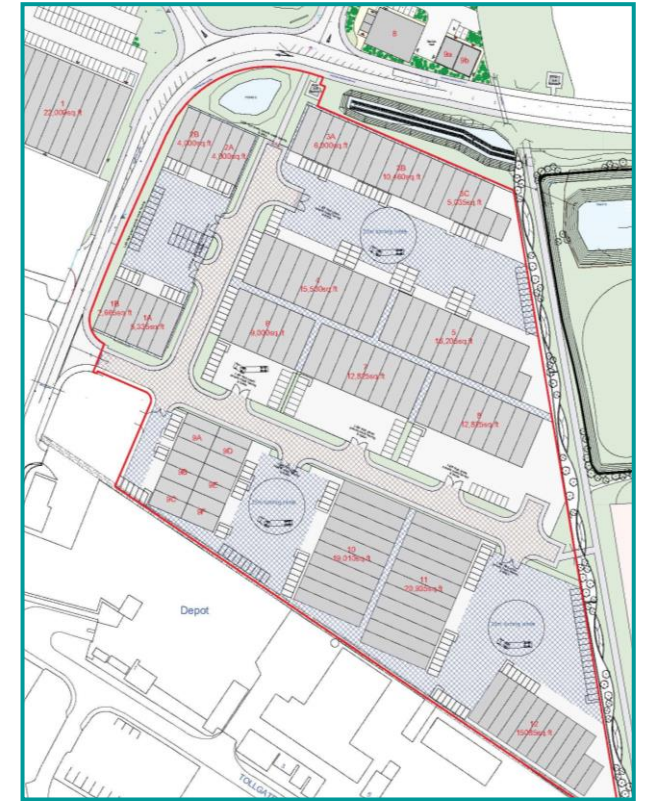
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DESCRIPTION

The unit offers first class employment space suitable for a variety of uses with dedicated parking at the front of the premises.

SPECIFICATION

See separate specification sheet for full details.



For illustration purposes only

ACCOMMODATION

The unit has a total gross internal floor on the ground floor of 9000 square feet incorporating 10 % offices and a mezzanine floor of 850 square feet.

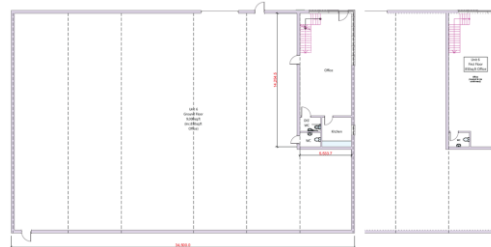
VIEWING

For all enquiries and quoting terms please contact: -

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01695 576844 / 07860 550 684

Or our joint agent

Graham Bowling of Fitton Estates: gb@fittonestates.com
01704 500345 / 07866 666648



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TERMS

Available by way of a new lease on terms to be agreed.

RENT

£75,400 per annum plus VAT payable monthly in advance.

SERVICE CHARGE

A service charge will be levied to cover the cost of maintaining the common areas of the development.

MONEY LAUNDERING REGULATIONS

Please note that we are now required to carry out due diligence once an offer has been accepted whereby we are required to obtain proof of identity and proof of address.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

BUSINESS RATES

The units are not yet assessed for business rates purposes.

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