

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

TO LET



DEGRAVE HOUSE MAPLE VIEW WHITE MOSS BUSINESS PARK SKELMERSDALE WN8 9TQ

- Superb modern offices
- Adjacent to Junction 4, M58
- 596.1 sq.m. (6,416 sq.ft.)
- Extensive parking
- All inclusive terms

LOCATION

Situated immediately off Junction 4 of the M58 within White Moss Business Park. The M58 is one of the main motorway links to Liverpool from the M6. White Moss Business Park is approximately two miles to the south of Skelmersdale and four miles from Junction 26 of the M6.

DESCRIPTION

Prominently first floor offices within a modern unit. The offices are accessed via a communal reception and benefit from a small meeting room on the ground floor.

Access to the first floor is via either a feature staircase or lift.

The first floor offices are subdivided to provided six small private offices with two larger open plan offices together with kitchen area.

The first floor also includes male and female w.c. facilities and server room.

The offices are served via a large tarmacadam parking area with security access, parking for a minimum of 30 vehicles.

ACCOMMODATION

<u>Ground Floor</u>		
Meeting Room	4.02 sq.m.	45 sq.ft.
<u>First Floor</u>		
Offices	591.09 sq.m.	6,371 sq.ft.
Total Net IA	596.01 sq.m.	6,416 sq.ft.

SERVICES

It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

RATING

Business rates are included within the rental figure.

LEASE TERMS

The property is available by way of a new lease for a term of years to be agreed incorporating rent reviews at appropriate intervals on effective full repairing and insuring terms.

RENTAL

£125,000 per annum inclusive of business rates, utilities and buildings insurance.

VAT

VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE

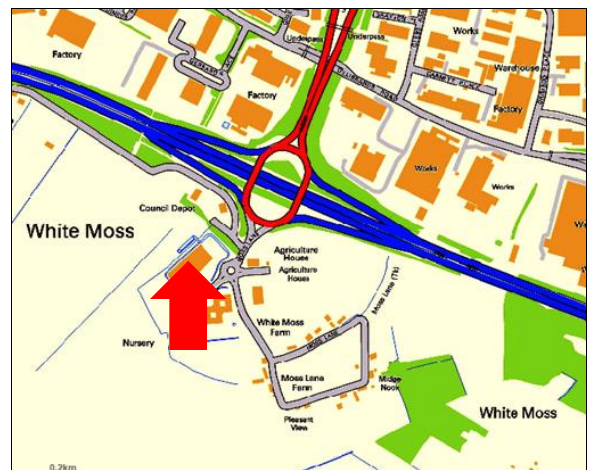
An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



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