

Substantial Warehouse/Industrial,  
Workshops, Offices, Yard & Parking

Units from 1,620 – 71,920 sq ft

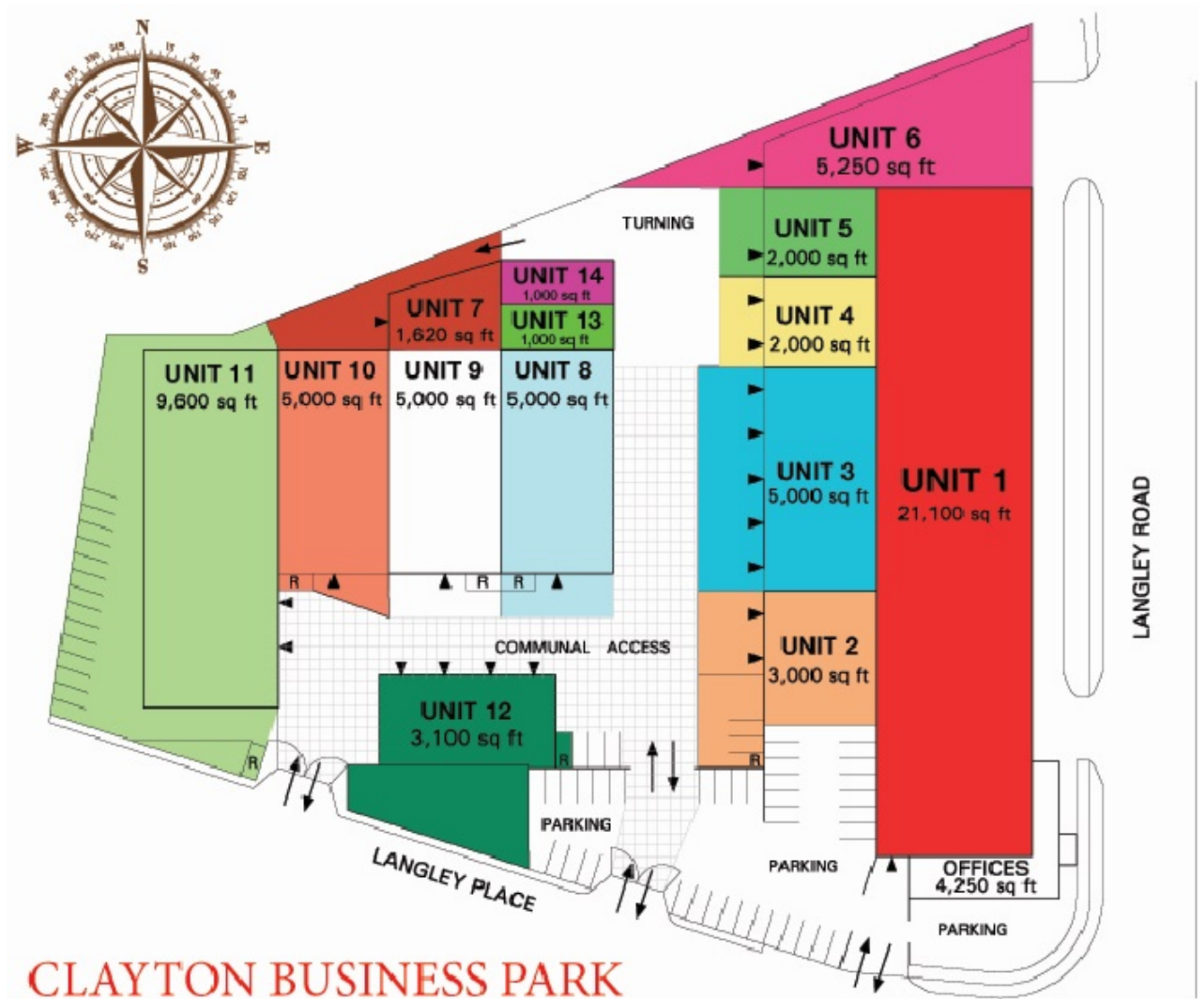
To Let/ May Sell

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Former Clayton Commercials, Langley Road, Burscough Industrial Estate, Ormskirk,  
Lancashire L40 8JR



- New proposed units available from approx 2,000 sq ft to 38,350 sq ft
- Established Industrial Location
- Good Quality Industrial Accommodation with Typical Eaves Heights Ranging From 5.4m to 6.3m
- Rentals From £3.50 per sqft Exclusive
- Quoting Sale Prices Available on Application

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





**Location:** The property is situated on Burscough Industrial Estate at the junction of Langley Road and Langley Place.

The A59 is approximately 1 mile to the east via Higgins Lane, providing access to Ormskirk, Preston and Liverpool. Surrounding occupiers includes Clarke & Pullman Limited, Bachy Bauer Soletanche, Fuel Injection Services and Bosch. Junction 27 of the M6 is approximately 9 miles to the east accessed by the A5209 which in turn provides access to the M58 to the south and the M61 and M65 to the north.

Burscough is situated in West Lancashire to the north of both Ormskirk and Skelmersdale and approximately 16 miles north of Liverpool and 15 miles south of Preston, both of which are accessed via the A59.

**Description:** The property comprises of 2 separate industrial sites located on Langley Road these include the main site which has a warehouse fronting Langley Road together with a three storey wrap around offices located at the southern elevation.

Further units are located to the northern and western boundaries of the site set around a central yard area. To the perimeter the site is generally bound by palisade fencing and staff parking is located to the southern boundary, accessed off Langley Place and comprises of tarmac surface car parking area which is accessed via Langley Place.

Typical specification provides steel portal frame construction with steel profile clad elevations together with a similar cladding to the roof incorporating translucent roof panels. Again the typical specification is concrete floor with sodium lighting. Some of the units provide gantry cranes and typically access is by way of steel roller shutter doors.

With the exception of the main warehouse area, which is heated by a double hot air blower, the majority of the units are unheated.

In respect of the office accommodation internally the typical specification includes painted and plastered walls and ceilings together with appropriate fluorescent strip lighting, heating is by way of electric storage heaters and access to the upper floors is provided by way of the concrete return staircase.

**Accommodation:** Please refer to the attached plan detailing the proposed units. These units are available on minimum 3 year lease terms and separation would commence on exchange of agreement to lease. Further details on application.

**Rent/Price:** Quoting Rental: The accommodation is available to quoting rental from £3.50 per sqft exclusive of all other outgoings. Quoting Price: On application to the joint sole agents.

**VAT:** All prices and rentals where quoted are exclusive of VAT. We understand however prices and rentals are subject to VAT.

**Legal:** Purchasers and Ingoing tenants will be responsible for their own legal fees.

**Business Rates:** The tenants/occupiers would be responsible for the business rates. The units as proposed will require re-assessment.

**Viewing:** For further information or to arrange a viewing please contact agents Fitton Estates reference Graham Bowling 01704 500345.

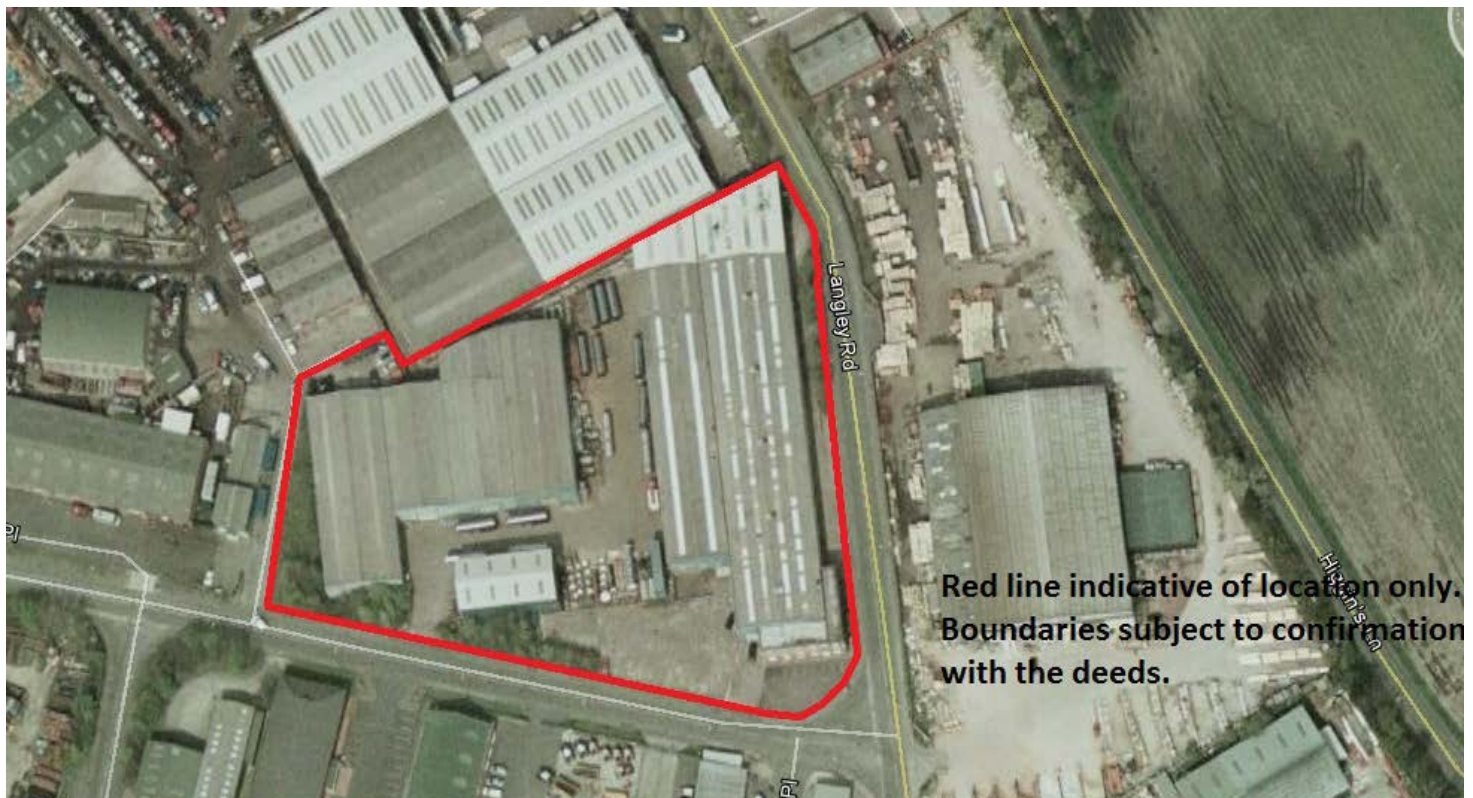
### Details Updated 25 July 2014

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.

**Commercial Mortgage Advice:** In house Independent Commercial Mortgage Advice is available if you require a commercial mortgage -free of charge, no obligation. Please contact the office for further details.

**Planning Advice:** Independent Planning Consultancy is available to provide general planning advice for developers and advice on the preparation of planning documents. Technical expertise for architects working on local projects is also available. Please contact the office for details.

**Prestige Residential Estate Agency:** Arnold and Phillips is a fresh, exciting and contemporary way of selling. Our outstanding design and editorial excellence, seamlessly fuses property, lifestyle and marketing and enables us to showcase homes to their maximum potential, ensuring our clients are given the best chance of selling in this ever demanding climate. Please contact the office for further details.



# Energy Performance Certificate

Non-Domestic Building



A1-A7  
Clayton Commercials Ltd  
Langley Road  
Burscough Industrial Estate  
ORMSKIRK  
L40 8JR

Certificate Reference Number:  
0732-0337-3649-1929-8006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **182**

This is how energy efficient the building is.

## Technical Information

Main heating fuel: Oil  
Building environment: Heating and Mechanical Ventilation  
Total useful floor area (m<sup>2</sup>): 2371  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 184.12

## Benchmarks

Buildings similar to this one could have ratings as follows:

**24** If newly built

**64** If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

**LITTLER  
& ASSOCIATES**

**01942 252803**

[www.littlerandassociates.co.uk](http://www.littlerandassociates.co.uk)