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**10 Greenhey Place**

**Skelmersdale WN8 9SA**

Industrial accommodation & yard (undergoing refurbishment)

**PARKINSON**  
REAL ESTATE ●●●●

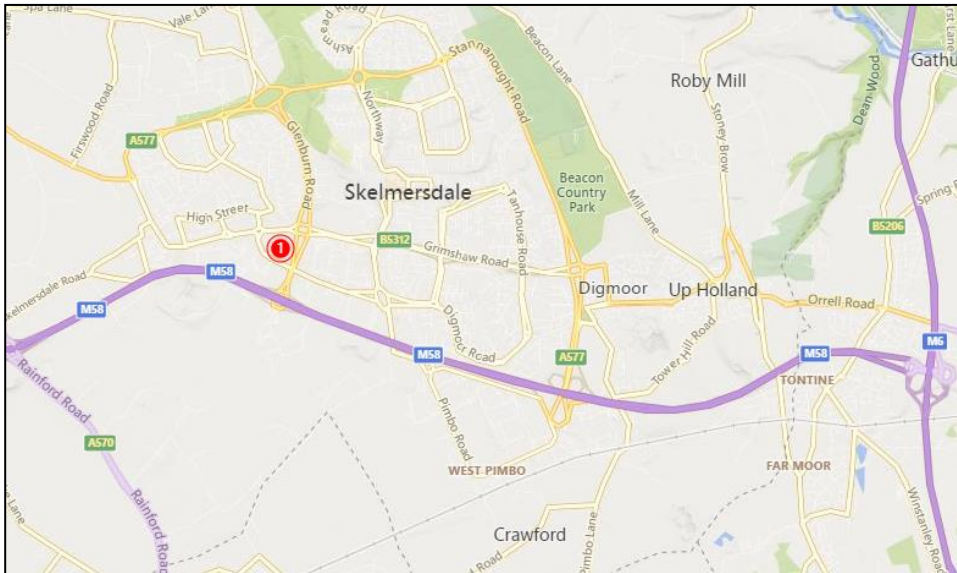
t: 01942 741800

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w: [parkinsonre.com](http://parkinsonre.com)

## Key Highlights

- From 343.74 sqm (3,700 sqft) up to 1,519.75 sqm (16,359 sqft) or thereabouts
- Can provide completely self-contained modern unit with offices of 16,359 sqft or thereabouts on a site of circa 1.13 acres
- Potential to reconfigure the accommodation to 3 lettable units with smallest being circa 3,700 sqft
- Benefits secure yard space
- Easy access to J26 of the M6 motorway via the M58 motorway
- Good office provision



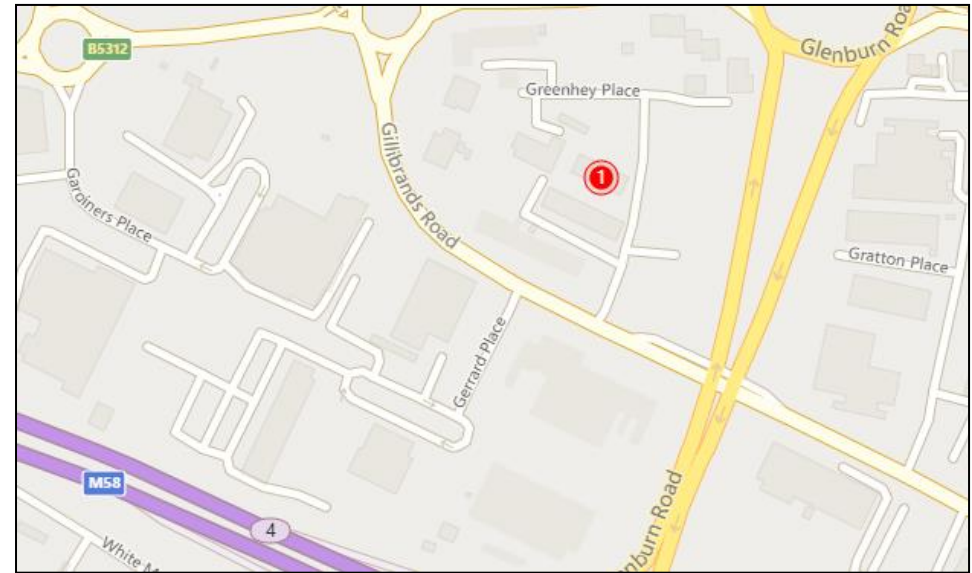
## Location

The property is situated within the popular business location of Skelmersdale known as East Gillibrands. The location benefits excellent connectivity to the M58 motorway which, in turn, leads directly to J26 of the M6 motorway within a short distance. Surrounding property use is primarily of an industrial, manufacturing and warehousing nature with trade counters and the like. Skelmersdale is a recognised business hub in the North West of England being situated equidistant between the two northern powerhouse cities of Manchester and Liverpool.



## Description

The property comprises a single manufacturing/warehouse unit situated on an irregular shaped parcel of land extending to circa 1.13 acres. The unit is detached and at present provides a single facility but equally the owner is prepared to consider splitting the unit into 3 separate lettable units of various sizes and will consider all opportunities to reconfigure or let as a whole subject to enquiries received. Currently the unit benefits an open plan workshop with full height vehicle access doors along with offices to ground and 1<sup>st</sup> floor which benefit meeting rooms, WCs and welfare facilities. The property benefits a working eaves height of 4.25m or thereabouts to the workshop/warehouse space. Externally the site is fully fenced with full height coated wire fencing. The unit is undergoing a programme of refurbishment





## Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice.

	SQM	SQFT
Ground Floor	1,482.01	15,952
First Floor Offices	37.74	406
<b>TOTAL</b>	<b>1,519.75</b>	<b>16,359</b>

Consideration will be given to splitting the accommodation to provide three smaller units as follows:

	SQM	SQFT
Unit 1 Ground Floor	794.53	8,552
First Floor	37.74	406
<b>TOTAL</b>	<b>832.27</b>	<b>8,958</b>
Unit 2	343.74	3,700
Unit 3	343.74	3,700



## Services

We understand the premises benefits all main services to include mains water, drainage and electric. Please note neither service connections or appliances have or will be tested prior to completion.



## Terms

The premises, whether in their entirety or subject to being split to provide smaller units are available by way of a new effective full repairing and insuring lease on terms to be agreed.



## Business Rates

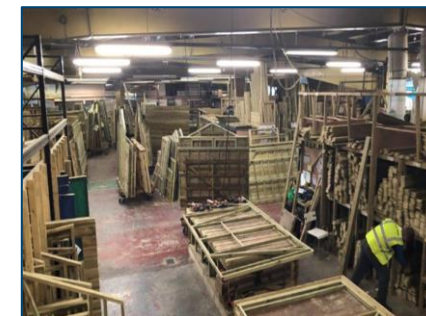
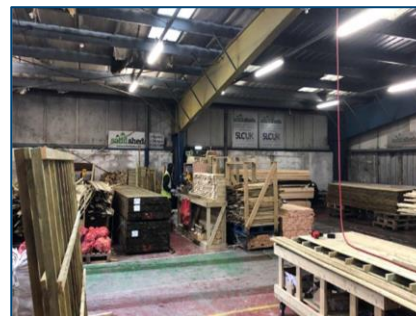
The property has the following entry in the April 2023 Rating Assessments List

	Rateable Value (2017)	Estimated Rates Payable
Factory & Premises	£47,250	£24,192 p.a.



## Opportunity

All enquiries for industrial/warehousing uses are sought whether that be for the entire premises as described or for one of the units that the premises could provide if reconfigured, again as described throughout the particulars





## Rental

Asking rentals will be made available upon application and subject to size of accommodation required.



## Planning

The property has previously been utilised for a manufacturing, warehousing and distribution use and is considered suitable for ongoing similar uses. All interested parties should make their own enquiries with West Lancashire Council to ensure that their proposed use meets with planning consents in place.



## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction. A solicitors undertaking in the event of abortive costs may be required prior to the release of any legal documentation.



## VAT

All figures quoted are exclusive of Value Added Taxation. The Lessor has advised that VAT is not applicable on this transaction. Your legal adviser should verify.



## EPC

The property has an Energy Performance Rating of D-88.

**Anti Money Laundering** – in order to discharge legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

**Disclaimer** - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or contract. All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

Subject to contract.

Ref: AG0682 April 2023

# PARKINSON

## REAL ESTATE

### ENQUIRIES AND VIEWINGS STRICTLY BY APPOINTMENT WITH THE AGENTS

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