

Unit 2 Gratton Place, Skelmersdale
WN8 9UE

to let

Industrial/Warehouse unit with yard
350.22 SQM (3,768 SQFT) incl mezzanine



£22,500 per annum

- Warehouse with secure front yard
- Excellent connectivity to J3 of the M58 motorway
- Large open plan warehouse with offices & mezzanine

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

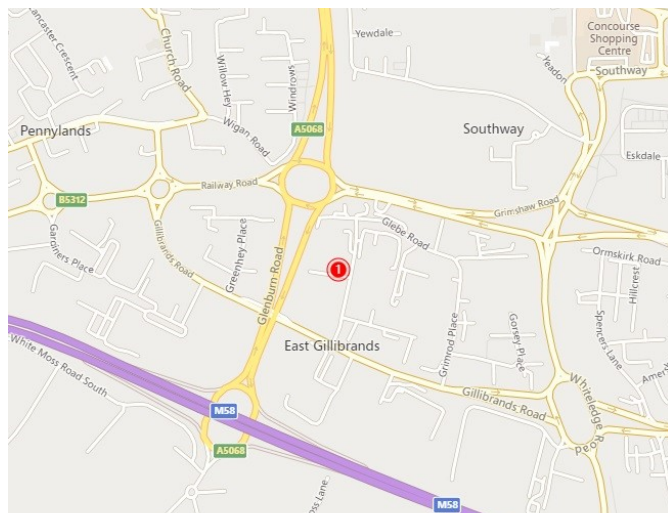
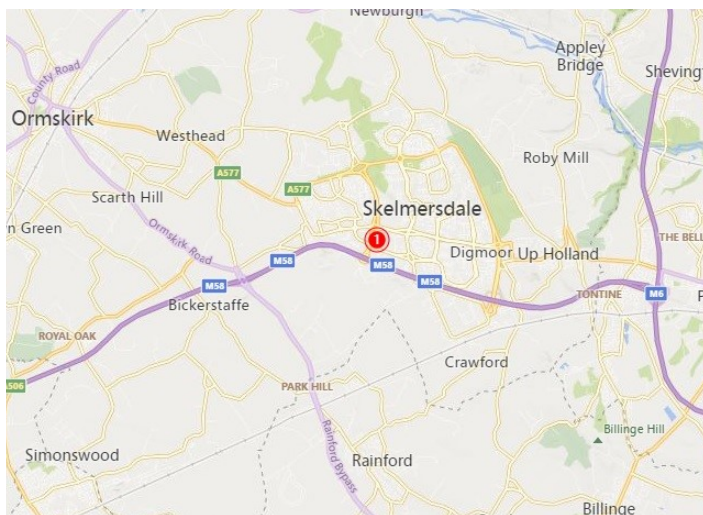
01942 741800



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Location

The property is located on Gratton Place which is situated to the west side of Glebe Road located on the Gillibrands industrial estate. The property benefits excellent connectivity to J3 of the M58 motorway with the M6 circa 4 miles east. The Concourse retail and commercial centre is located circa 1/2 mile north of the premises.

Description

The property comprises a portal frame warehouse unit with secure front yard. There is a vehicular roller shutter door to the front elevation for loading with an adjacent pedestrian access. Internally the premises are open plan with block partitioned rear office/stores, WCs and mezzanine. The unit has an eaves height of 4m rising to an apex of approximately 5.5m and is provided with hard floor, suspended strip lighting and warm air blower. The offices benefit carpet floor coverings, plastered painted walls, surface mounted lighting UPVC windows to the rear elevation. The property benefits a dedicated yard immediately off the front elevation with secure high rise brick wall and metal palisade fencing/gates to the perimeter.

Services

We understand the premises benefits main services to include mains water, drainage, and electric.

Accommodation

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

	SQM	SQ FT
GF Warehouse & WCs	306.18	3294
GF Office	16.35	176
Mezzanine	27.69	298
TOTAL	350.22	3,768

Rating

The property has the following entries in the 2023 Rating Assessments List. Small business rates relief may be available subject to qualifying criteria and any clarification should be sought via the Local Authority.

	Rateable Value (2017)	Estimated Rates Payable
Workshop & Premises	£10,500	£5,376 p.a.

Tenure

The property is available to let by way of an effective full repairing and insuring lease at a term in excess of 3 years to be agreed.

Rental

£22,500 per annum exclusive.

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 are quoted exclusive of Value Added Taxation. We understand VAT will be payable at the prevailing rate. Your legal adviser should verify.

EPC

An Energy Performance Certificate will be made available in due course.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

March 2023

Ref: AG0678

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Anti Money Laundering

In order to discharge our 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.

Subject to 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 the 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. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd 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.



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