

Yard, Gladden Place, Skelmersdale
WN8 9SX

Yard space/hardstanding
Circa 2.3 acres

to let



£rent on application

- Fully secure level yard area
- Gated access
- Within secure multi-let industrial estate
- Good hardstanding, suitable for a variety of uses subject to required consents

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10 Beecham Court, Wigan. WN3 6PR

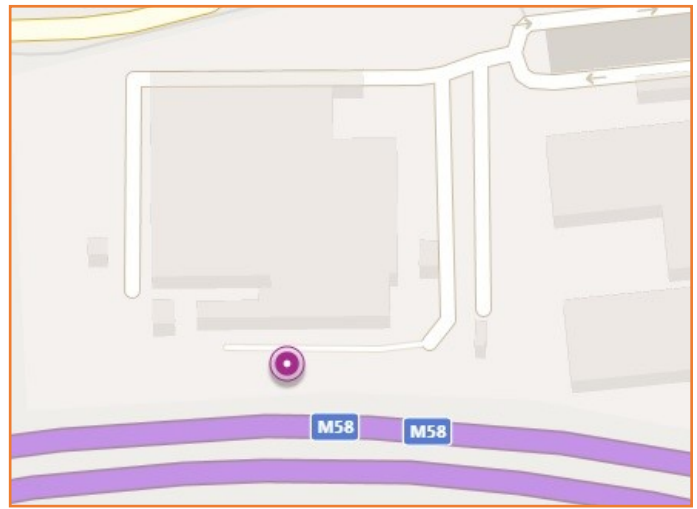
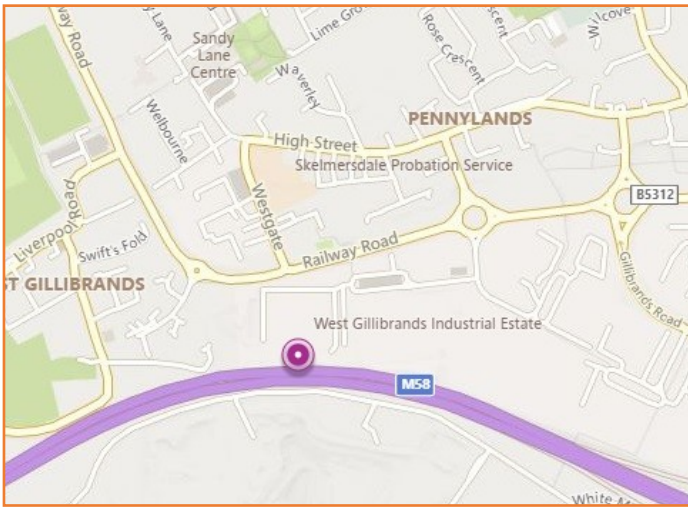
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Location

The subject yard is situated within a modern warehouse complex positioned to the head of Gladdon Place and sitting adjacent to the M58 motorway. Gladdon Place is located just off Gardiners Place which, in turn, is accessed from the B5312 Railway Road which makes up one of the main arterial routes around the Skelmersdale conurbation. Railway Road links directly to other main thoroughfares to provide a ring road around the commercial areas of West Gillibrands the wider Skelmersdale area and provides convenient access to the M58 motorway.

Description

The yard which is to be concrete surfaced extends to approximately 2.3 acres and whilst it is unfenced it sits within a secure facility which benefits perimeter fencing and gated access. The yard is considered suitable for a variety of open storage and other such uses and all enquiries are invited.

Services

The subject is not connected to any utility provision nor is it intended to however the site benefits some communal services that the wider property holding offers including lighting and security provisions.

Rating

Depending on the nature of enquiries received a rental inclusive of business rates may be considered. Alternatively, other provisions may be made in terms of business rates to be determined.

Planning

The site is considered suitable for a variety of uses including open storage and the likes but interested parties are advised to make their own enquiries in respect of planning for their proposed use.

Rental

On application

Terms

Available on flexible short term rental basis to be negotiated.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is applicable on this transaction.

Legal costs

Each party is responsible for their own legal costs in this transaction.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Ref: AG0782 Sept 2024



N.B boundaries shown are approximate and for identification purposes only and may not reflect physical boundaries on site

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