

# TO LET - Fenced Yard



## West Pimbo Industrial Estate, Skelmersdale WN8 9PF



- 5,855 sq ft
- Fenced secure perimeter
- Hard-surfaced
- Established warehouse & industrial area
- Incentives Available





#### Location

The yard is located on Pilling Place within the West Pimbo Estate, a successful and established warehouse and industrial location within Skelmersdale, West Lancashire.

Pilling Place is easily accessible being close to Junction 4 of the M58, regional motorway network which provides access west towards Liverpool city and east towards the national motorway.

#### Description

The yard extends to an area of 5,855 sq ft (544 sq m) and the surface is hard standing.

The site is surrounded by steel fenced perimeter and is accessed via locked gate.

#### Area

5,855 sq ft (0.13 acres)

#### Rent

£8,000 per annum exclusive of VAT and all other outgoings.

#### Terms

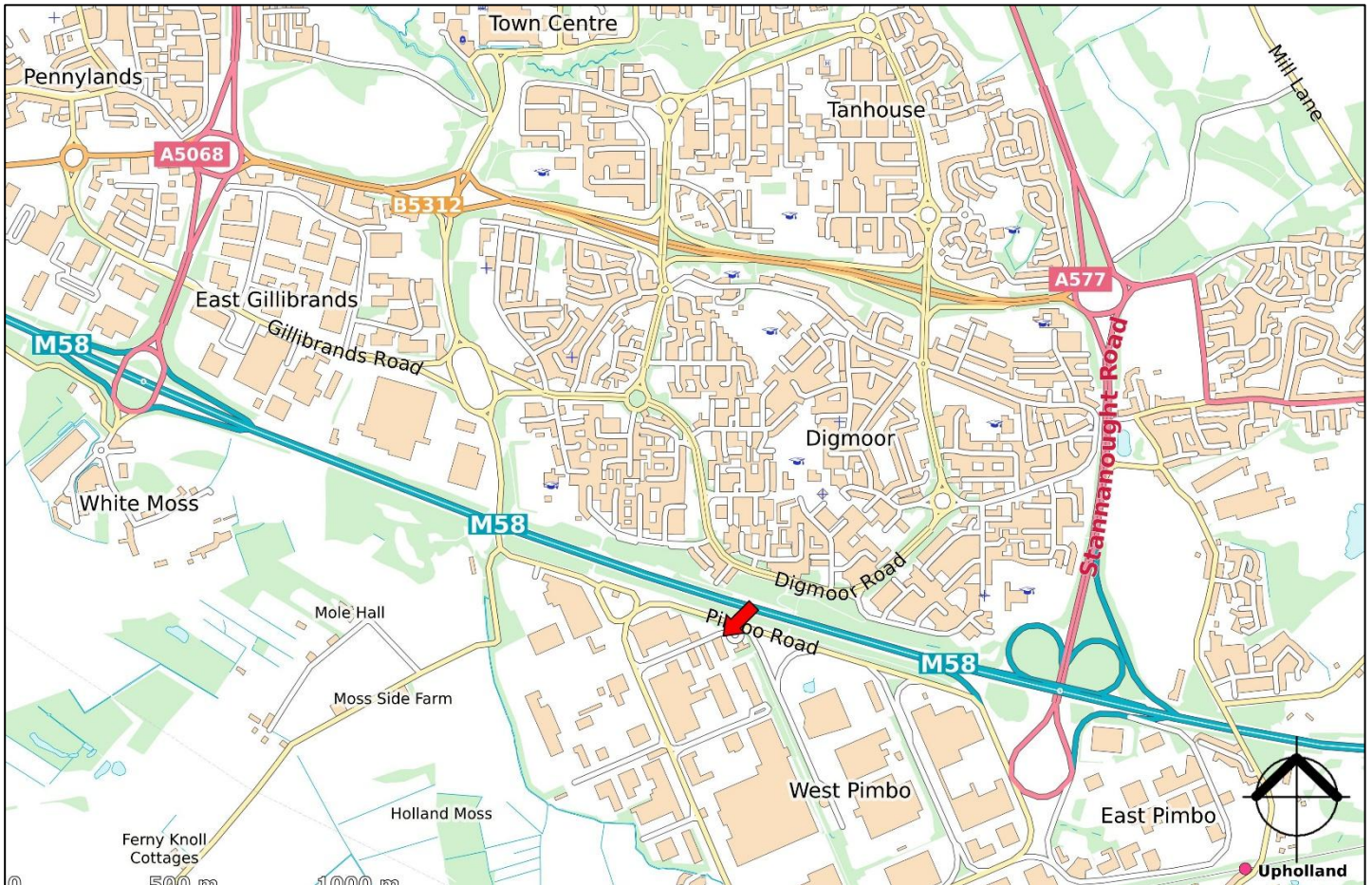
Available by way of a new full repairing and insuring lease for a term of years to be agreed.

#### Legal costs

Each party to be responsible for their own legal costs.

#### VAT

All prices, outgoings and rentals are quoted free of, but maybe liable to VAT.



For further information please contact:



**Liam Barlow**  
**M: 07557 769848**  
**E: [liam.barlow@masonowen.com](mailto:liam.barlow@masonowen.com)**

#### [Code for Leasing Business Premises](#)

Please be aware of the RICS Code for Leasing Business Premises which can be found on:  
[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf).  
We recommend you obtain professional advice if you are not represented.

#### [Anti Money Laundering Regulations](#)

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

#### [Disclaimer](#)

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