

TO LET



Unit 1, Pilling Place, Skelmersdale WN8 9PF



Recently refurbished industrial property with enclosed yard



4,021 sq ft

Gross Internal Area



£9.00 psf

Rent



TBC

Rates - RV

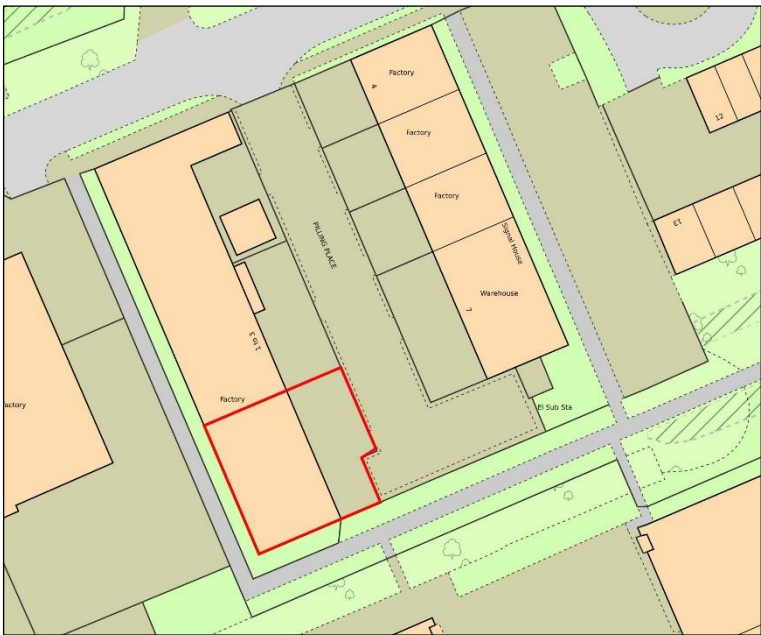


TBC

EPC

- Refurbished industrial warehouse accommodation
- Established Industrial area
- Secure private yard space
- Electric roller shutter door
- Proximity to M58 and M6 Motorways

Unit 1, Pilling Place Skelmersdale WN8 9PF



Location

The subject property is located on Pilling Place within the West Pimbo Industrial 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, and east towards the national M6 motorway.

Description

A recently refurbished unit of steel portal frame construction, with enclosed yard surrounded by steel palisade fencing.

The property has had a new electric roller shutter door installed to provide vehicular access. There is also pedestrian access via a single personnel door and an eaves height of 4 metres.

The unit benefits from 3-phase power and WC facilities.

Accommodation

Gross Internal Area:

Area	SIZE SQ FT	SIZE SQ M
Warehouse	4,021	373.59

Rent

£9.00 per sq ft per annum exclusive of rates, service charge, VAT and any other outgoings

Rates

To be confirmed

Terms

The unit is available by way of new full repairing and insuring leases for a term of years to be agreed.

EPC

To be confirmed

Legal costs

Each party to be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT, which which will be charged at the prevailing rate.

Unit 1, Pilling Place Skelmersdale WN8 9PF





Liam Barlow

M: 07557 769848

E: 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.

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

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. August 2025