

# TO LET



## Unit 1, Pilling Place, Skelmersdale WN8 9PF



Recently refurbished industrial property with enclosed yard



**4,021 sq ft**

Gross Internal Area



**£8.50 psf**

Rent



**TBC**

Rates - RV



**C-67**

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

£8.50 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

C-67

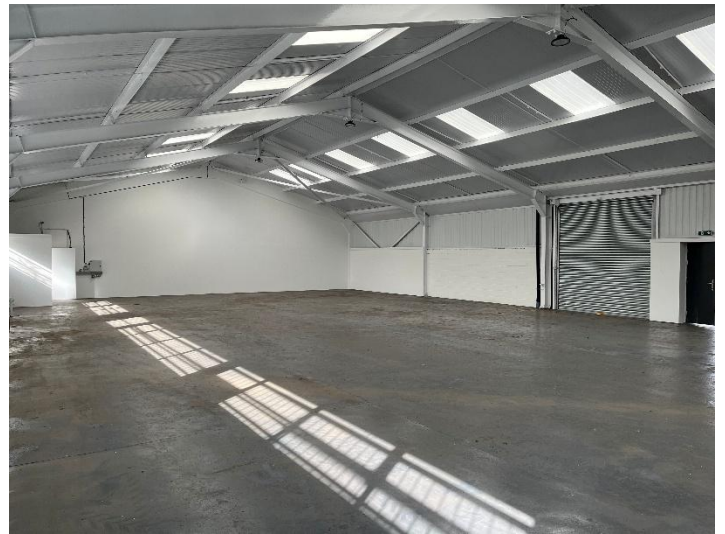
## Legal costs

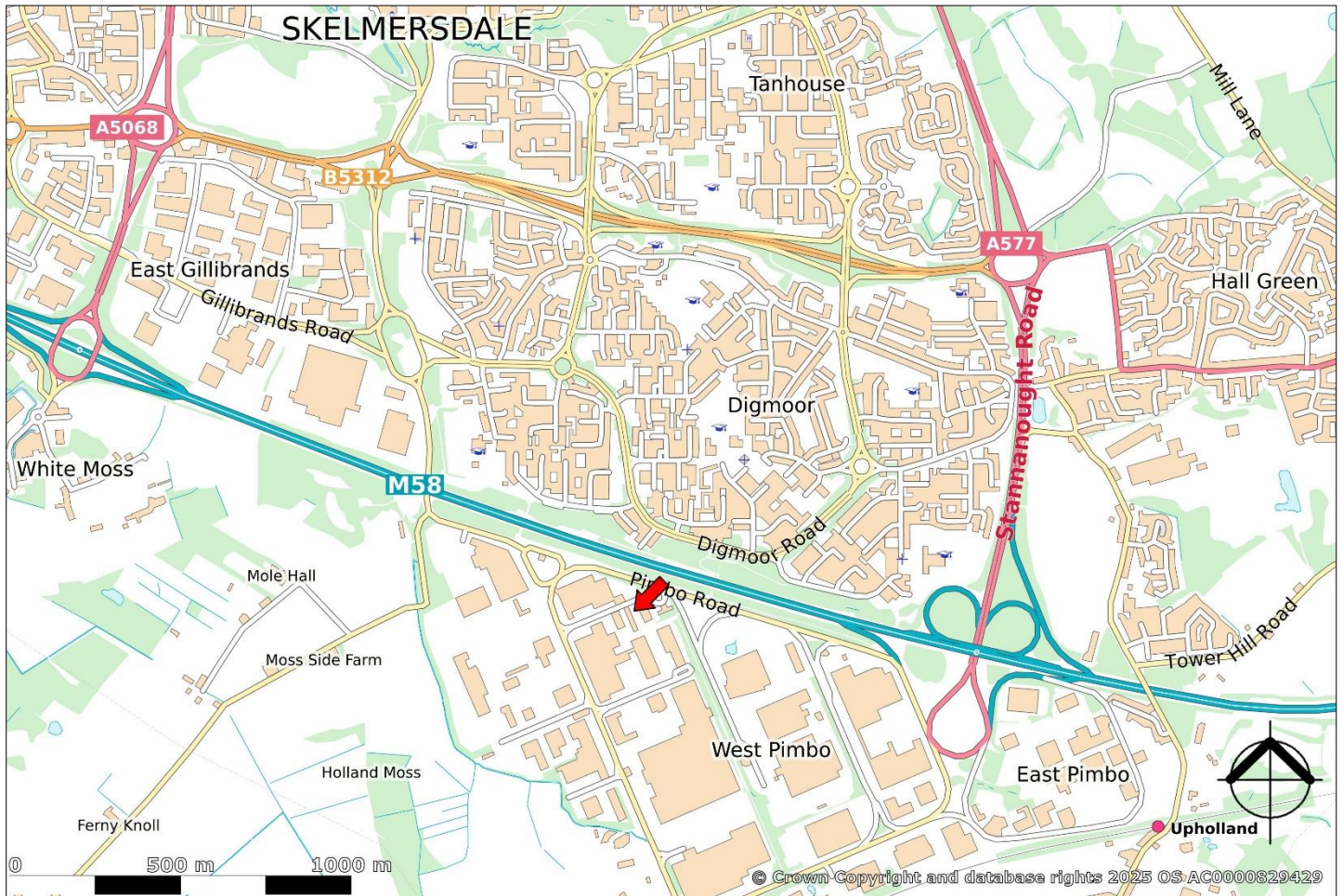
Each party to be responsible for their own legal costs.

## VAT

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

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#### 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.

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