

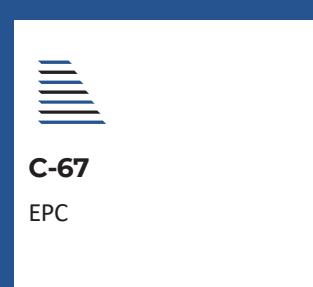
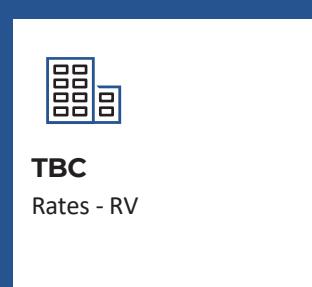
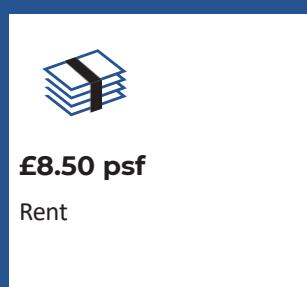
TO LET



Unit 1, Pilling Place, Skelmersdale WN8 9PF



Recently refurbished industrial property with enclosed yard



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



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.

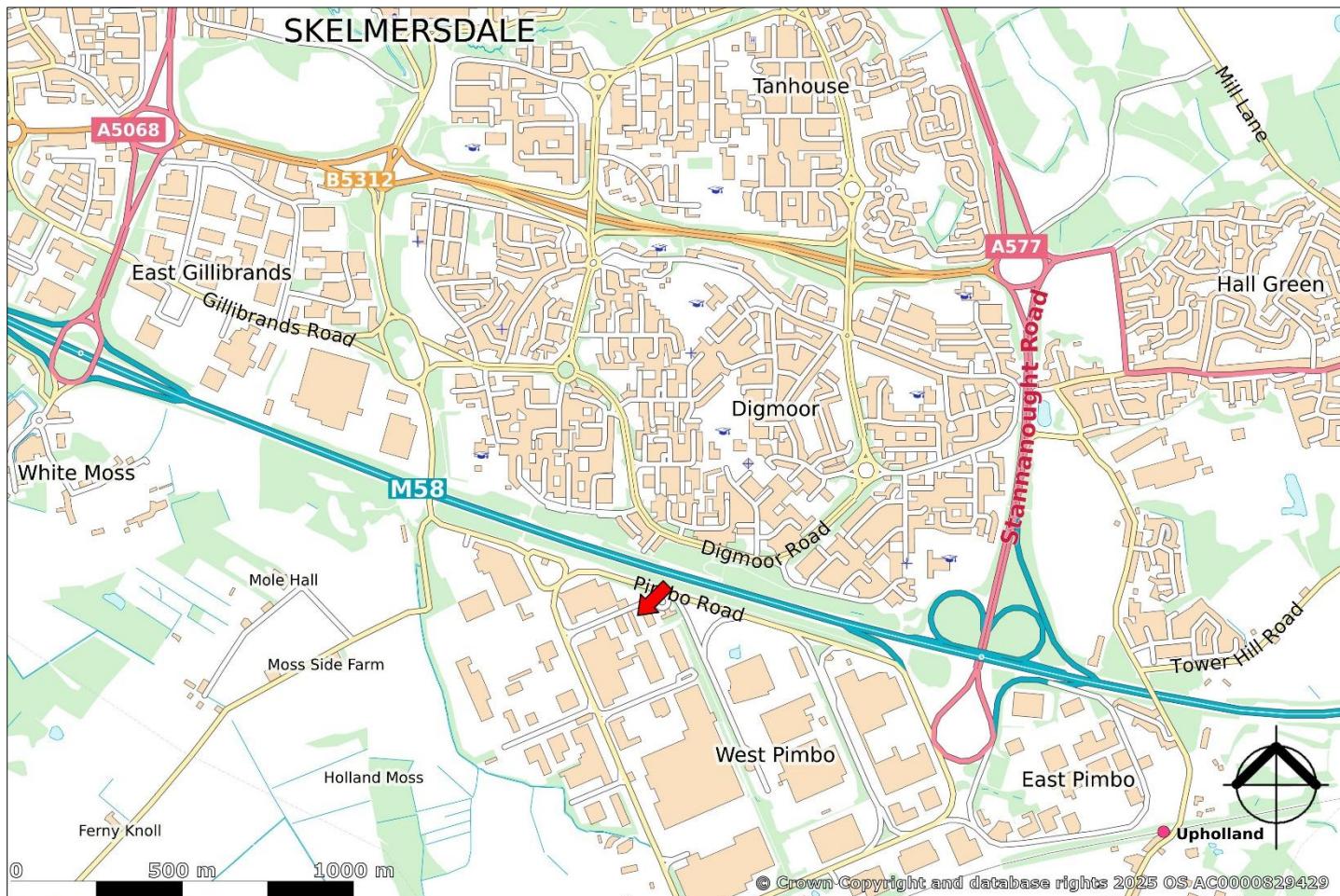
VAT

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



Unit 1, Pilling Place
Skelmersdale WN8 9PF





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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.
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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