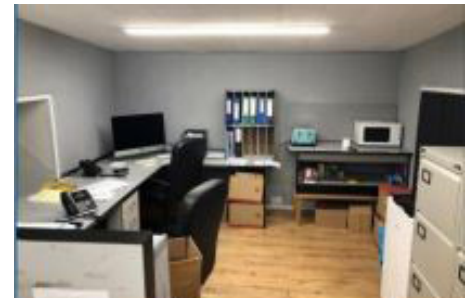


TO LET

Industrial Accommodation & Yard
Undergoing Refurbishment
8,958 SQ.FT. (832.27 SQ.M.)

Rent on Application



10 GREENHEY PLACE, SKELMERSDALE WN8 9SA

LOCATION

The property is situated within the popular business location of Skelmersdale known as East Gillibrands. The location benefits from excellent connectivity to the M58 motorway which, in turn, leads directly to J26 of the M6 motorway approximately 4.5 miles away. Surrounding property use is primarily of an industrial, manufacturing and warehousing nature. Skelmersdale is a recognised business hub in the North West of England being situated equidistant between Manchester and Liverpool.

DESCRIPTION

The available unit sits to the front of the site and benefits from an open plan workshop area with full height vehicle access door along with administration offices and welfare facilities to ground and 1st floor. Externally the site is fully fenced and a communal service yard benefits the unit with allocated car parking spaces across the front.

TERMS

Further details available upon application.

ACCOMODATION

The property extends to a gross internal area.

Ground Floor	8,552 sq.ft.	(794.53 sq.m.)
First floor	406 sq.ft.	(37.74 sq.m.)
Total	8,958 sq.ft.	(832.27 sq.m.)

SERVICES

We understand that the property benefits from all main services to include mains water, drainage and electric.

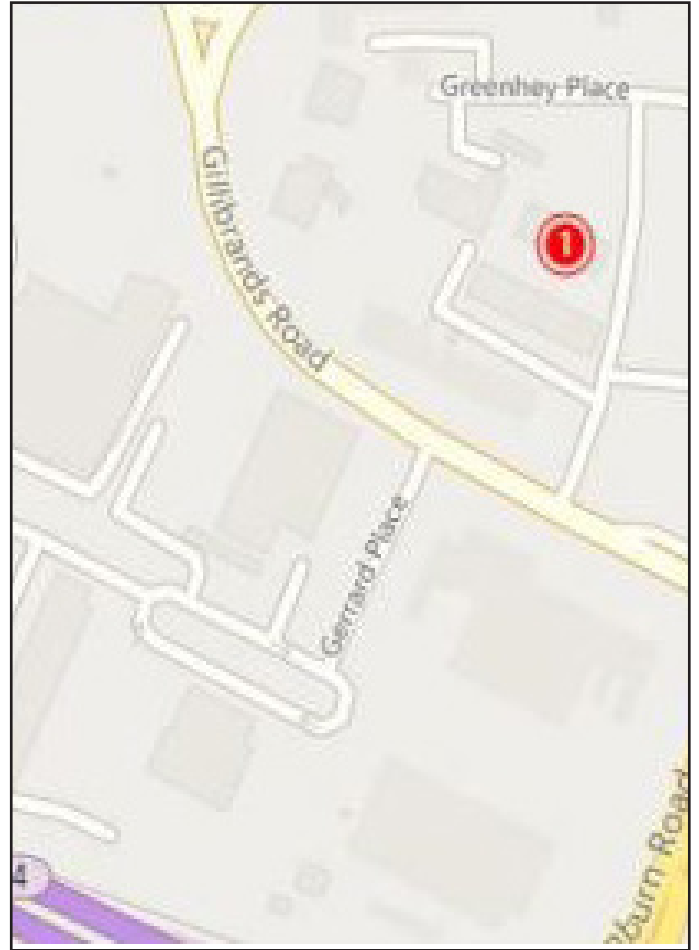
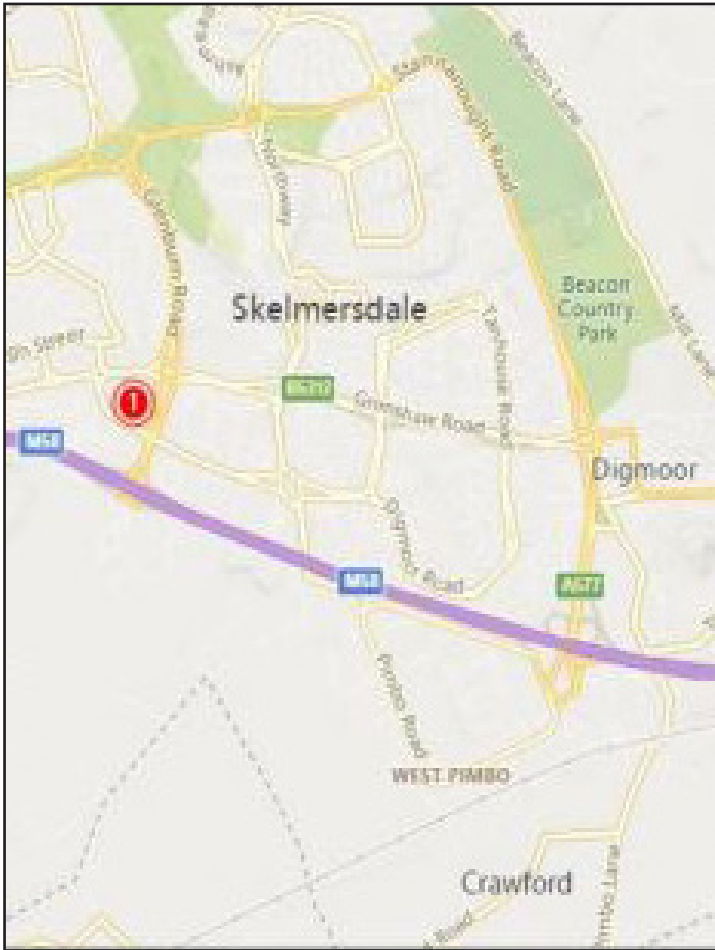
TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be negotiated and agreed.

RENTAL

Available upon application.

10 GREENHEY PLACE, SKELMERSDALE WN8 9SA



PLANNING

The property has previously been utilised for a manufacturing, warehousing and distribution use and is considered suitable for ongoing similar uses. All interested parties should make their own enquiries with West Lancashire Council to ensure that their proposed use meets with planning consents in place.

BUSINESS RATES

The rateable value of the property is £25,250.

EPC

The property has an energy rating of D-88

VAT

All figures quoted are exclusive of Value Added Taxation. The Lessor has advised that VAT is not applicable on this transaction. Your legal adviser should verify.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: nickharrop@hwandp.co.uk

Subject to Contract

Details prepared March 2025

