



Unit 1B Prestwood Place, Pimbo Industrial Estate Skelmersdale, WN8 9QE

11,200 sq ft on 0.94 acres

- Rare opportunity to acquire freehold of detached industrial unit
- Established employment area close to M57/M58 interchange and M6
- Large concreted service yard / Low site density of only 27%
- Potentially redevelopment opportunity (Subject to Planning)
- Ground floor office accommodation extending to approx. 1,756 sq. ft. in need of refurbishment.

0151 675 5000

www.b8re.com

LOCATION

Skelmersdale is one of the principle economic locations within West Lancashire, located 18 miles north of Warrington, 13 miles north east of Liverpool and 25 miles north west of Manchester. The town is recognised as one of the premier commercial locations in West Lancashire, which has a district population of 113,000 providing an excellent labour pool for both skilled and unskilled manufacturing jobs.

Pimbo Industrial Estate is a major employment area and is home to a number of high-quality occupiers including: Pepsico International (Walkers), Victoria Plumbing, Procter & Gamble, Essity, Yew Tree Dairy, Amazon, Hotter Shoes, Alexander Dennis.

BUSINESS RATES

The current Rateable Value is £27,750. We advise that all interested parties make enquiries to the local council / rating authority



DESCRIPTION

The property comprises a detached warehouse/industrial property with offices provided on the ground floor. The steel portal frame unit benefits from profiled metal sheet cladding to the elevations and ancillary facilities with the following broad specification:

- Metal clad roof incorporating translucent roof lights in part and asbestos clad to the remainder
- Approximately 3.7m eaves height rising to 4.0m
- Loading via 1 ground level access loading door
- Ground floor office accommodation extending to approximately 1,756 sq. ft. in need of refurbishment.



LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices are exclusive of but may be liable to VAT at the prevailing rate.

TERMS

Available for sale

VIEWINGS

For further information please contact:

ANTI-MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors.

This is to help combat fraud and money laundering, and the requirements are contained in statute.

A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

Contact: **Thomas Marriott**

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