



Self-contained modern
office in Skelmersdale.

- Perfect for a small business
- Excellent motorway links
- Self-contained office building
- Rent is inclusive of service charge
- Recently refurbished
- Secure car parking on site

16 Gladden Place

Skelmersdale, WN8 9SX

AVISON
YOUNG



Summary

Available Size	973 sq ft / 90.39 sq m
Rent	£12.50 per sq ft
Business Rates	Upon Enquiry
Service Charge	Service Charge is included in rent.
Car Parking	Parking included.
EPC	C

Property Highlights

Gladden Place is a single storey brick-built building with a pitched roof, perimeter fencing and secure parking.

Main office (638 sq ft)

Dedicated kitchen (99 sq ft)

Storage Room 1 (38 sq ft)

Storage Room 2 (23 sq ft)

Two toilet cubicles (21 sq ft each)

Location

Gladden Place is located in Skelmersdale within North Liverpool and is close to motorway links and shops.

1.2 miles to M58, which leads onto M6.

18 miles to Liverpool City Centre, and 30 miles to Manchester City Centre

3.5 miles to Rainford Train Station, and 3.6 miles to Upholland Train Station

3 minute drive to Co-op, 4 minute drive to Greggs.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Whole building	973	90.39	Available
Total	973	90.39	

Specification

The Property benefits from the following specification:

- Dedicated own entrance
- 24/7 access, gated and secure
- Landlord on site
- Recently refurbished
- Intruder & fire alarms
- Secure roller shutter to entrance
- motion censored lighting
- LED lighting
- Suspended ceilings

Amenities & Specifications

- Total parking spaces: 7



