



**AVISON
YOUNG**

Unit 3, Pilling Place, Skelmersdale, WN8 9PF
Industrial To Let | £8.50 per sq ft | 4,053 sq ft

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Summary

- Rent: £8.50 per sq ft
- Business rates: TBC
- Service charge: £0.28 per sq ft
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (67)
- Lease: New Lease

Contact & Viewings



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Description

The property is of steel portal frame construction, with an enclosed secure yard surrounded by steel palisade fencing.

Access is provided by a new electric roller shutter door, or a separate pedestrian door on the front elevation.

The property benefits from 3-phase power as well as WC facilities.

Location

The property is located on Pilling Place, within West Pimbo Industrial Estate, Skelmersdale. Turning left off Pimbo Road leads to Pikelaw Place, which in turn leads to Pilling Place.

The property is easily accessible via road, positioned at junction 5 of the M58 which leads to the M6 and regional motorway network.

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse	4,053	376.54	Available
Total	4,053	376.54	

Terms

The premises is available by way of a new full repairing and insuring lease.

Rent

£34,450.50 per annum, exclusive of rates, service charge, VAT, and any other outgoings.

Service Charge

Currently £1,166 per annum.

Business Rates

To be confirmed.

VAT

VAT will be charged at the prevailing rate.

Viewings

Viewing to be arranged via the sole agents.

Legal Costs

Each party to be responsible for their own legal costs.