

76,637 sq. ft. on 5.85 acres



1 Penrose Place, Pimbo Industrial Estate, Skelmersdale, WN9 9TA

- ❖ Available from December 2026.
- ❖ 4 level access loading doors (2 underneath canopies)
- ❖ Large secure loading area and dedicated car parking for up to 60 vehicles
- ❖ Full clearance height of 6.0M.
- ❖ Large power supply of 866KVA / 1,250 AMP.

0151 675 5000

VIEWINGS

For further information please contact:

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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. Skelmersdale benefits from excellent road communications being situated adjacent to the M58 motorway providing immediate access to both the regional and national motorway network. Junction 26 of the M6 Motorway is located just 5 miles to the East, whilst the M57/M58 Interchange is 9 miles to the South West.

AML

In accordance with Anti-Money Laundering Regulations, proposed tenants will be required to provide evidence of identity, management or ownership, together with proof of address, photographic identification and, where applicable, source of funding.

BUSINESS RATES

Interested parties should make their own enquiries to the local authority. The current Rateable Value is £173,000 so rates payable estimate is £87,884 for 2026/2027.

EPC

1, Penrose Place SKELMERSDALE WN8 9PR	Energy rating C
Valid until 6 October 2026	Certificate number 0380-0936-2399-7600-2096

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

