

UNIT
5

POTTER POINT
PIMBO INDUSTRIAL ESTATE
SKELMERSDALE

B8
0151 675 5000
www.b8re.com

TO LET

WN8 9PW



17,452 SQ FT (1,621 SQ M) - MODERN INDUSTRIAL UNIT

LOCATION

Potter Point is located on the well established Pimbo Industrial Estate, Potter Place is accessed directly off Pimbo Road (A577) which provides direct access to J5 of the M58 (0.25 miles), which leads to the J26 of the M6 motorway (2 miles). Skelmersdale Town Centre lies approximately 1.5 miles to the North West.

DESCRIPTION

Single bay unit which benefits from the following specification:-

- Steel portal frame construction
- Profile metal clad elevations
- 1no. level loading doors – 4m (W) x 5m (H)
- 4.6m eaves height (to underside of haunch)
- 5.5m clear eaves height
- 3 phase electricity
- Ground and First Floor pod office
- Kitchenette / Canteen at Ground Floor
- WC's at Ground Floor

ACCOMMODATION

We have measured the property in accordance with RICS Property Measurement 2nd Edition and calculate the property to extend to the following Gross Internal Area as defined by The Code of Measuring Practice 6th Edition:-

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	1,556	16,750
GROUND FLOOR OFFICES	65.21	702
TOTAL	1,621	17,452





TERMS

New Full Repairing and Insuring lease

EPC

Rating – C (59)

TENURE

Leasehold

LEGAL COSTS

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

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.

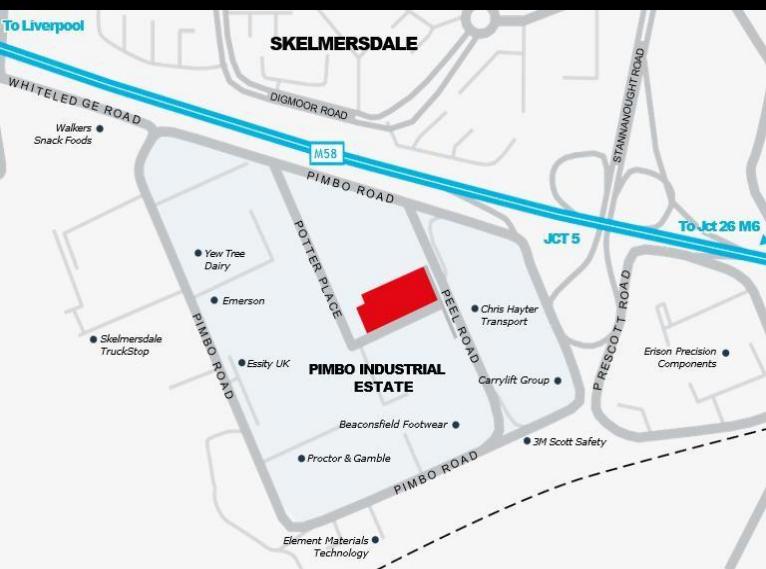
This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information please contact:-

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