

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

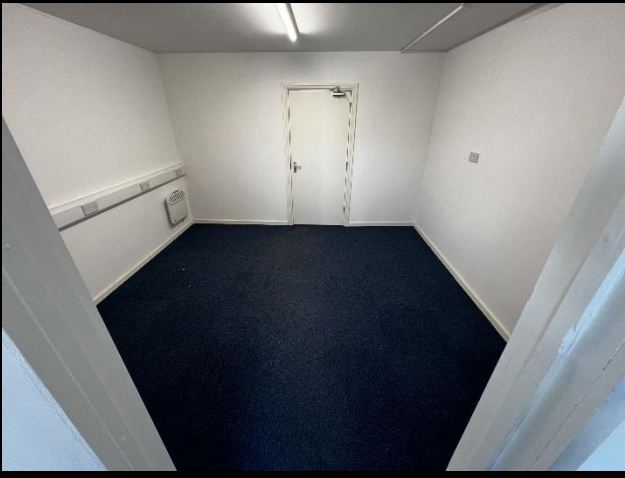
Single bay unit which benefits from the following specification:-

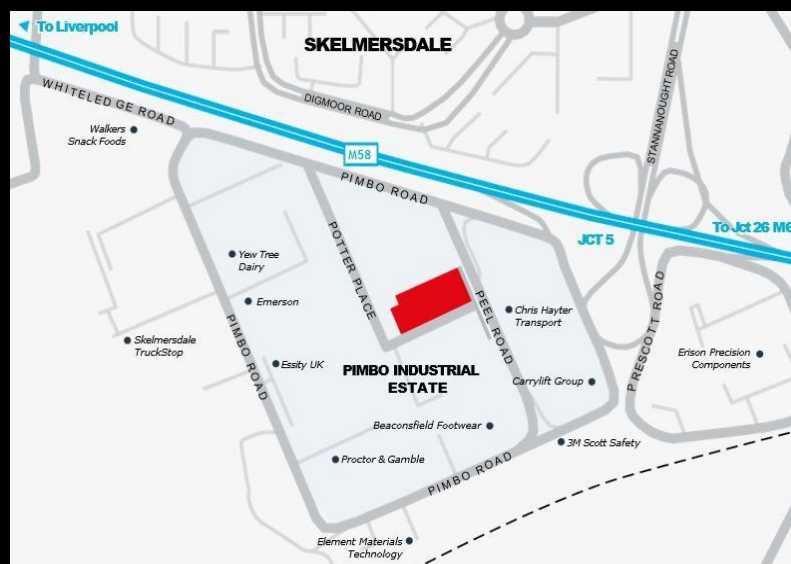
- Steel portal frame construction
- Profile metal clad elevations
- 1no. level loading doors – 4m (W) x 5m (H)
- 4.6m eaves height (to underside of haunch)
- 5.5m clear eaves height
- 3 phase electricity
- Ground and First Floor pod office
- Kitchenette / Canteen at Ground Floor
- WC's at Ground Floor

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:-

Alex Perratt
alex@b8re.com
 07951 277 612

Thomas Marriott
thomas@b8re.com
 07769 250 494



PROPERTY MISDESCRIPTONS ACT 1991 B8 Real Estate, for themselves and the property's Vendors or Lessors, state that these particulars do not form part of any offer or contract. All information is believed to be correct at the time of publication but may change and should not be relied upon as statements of fact. Prospective purchasers or tenants must verify all details, including dimensions, condition, permissions, and VAT, independently. Plant, machinery, services, and fittings listed have not been tested and carry no warranty. Neither the Vendors, Lessors, nor B8 Real Estate or their employees have authority to make any representation or warranty regarding the property.