

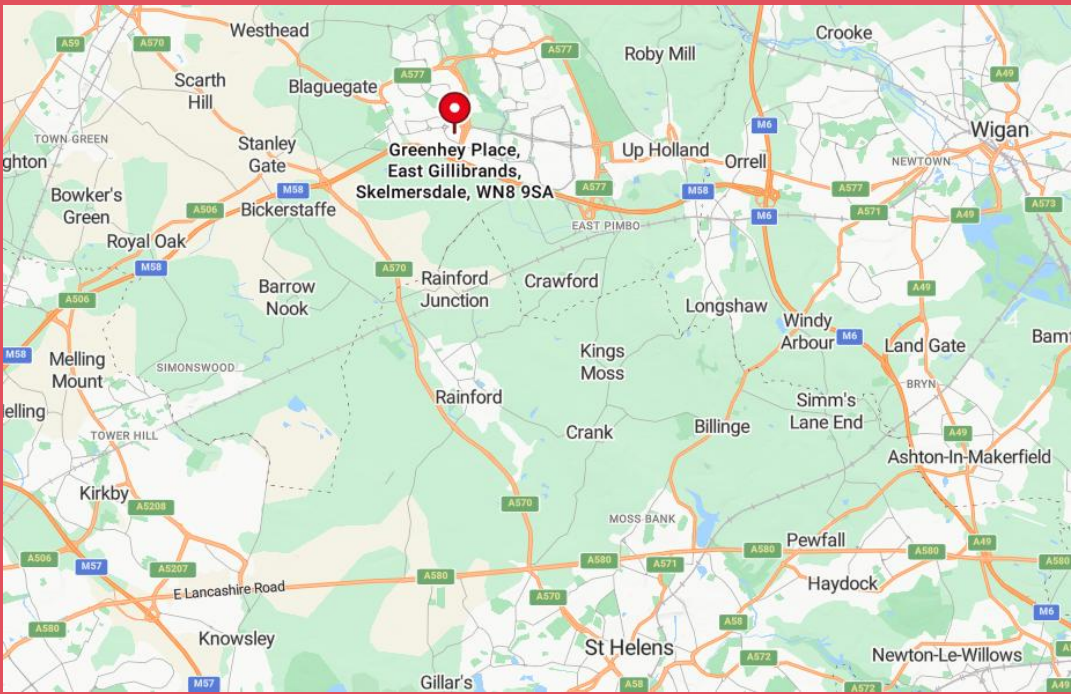
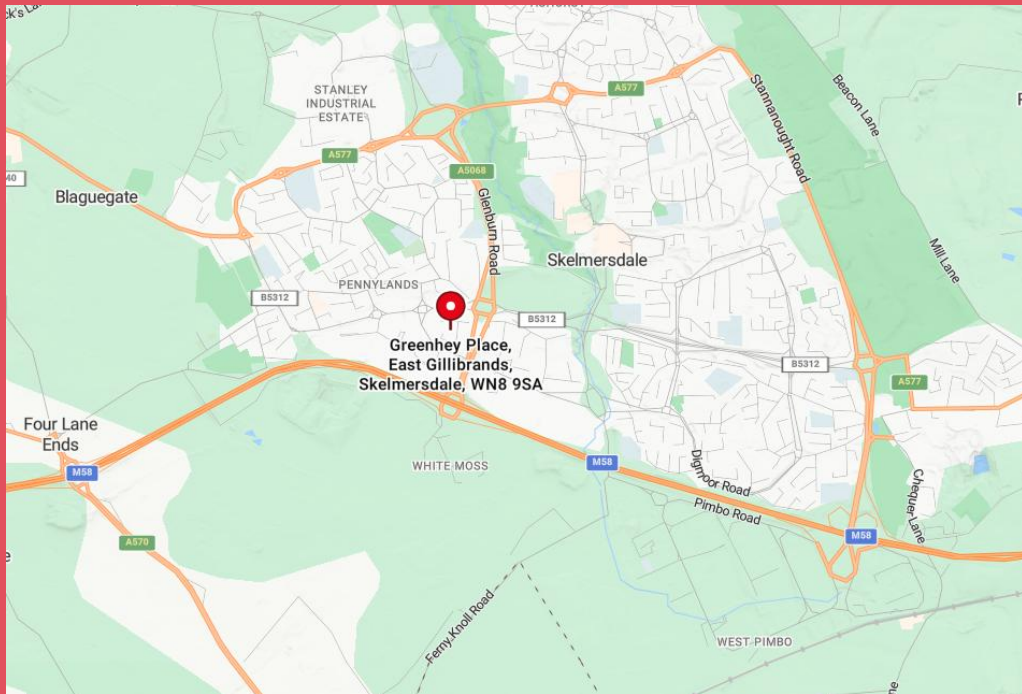
GREENHEY PLACE

Gillibrand's Industrial Estate, Skelmersdale, WN8 9SA

FOR SALE

11,058 SQ FT (1,027 SQ M)
on 0.93 acres





LOCATION

Greenhey Place is located just off Gillibrands Road, within the established Gillibrands Industrial Estate. The estate is situated immediately adjacent to the M58 motorway, with access via Junction 4 or Junction 5, which in turn links to Junction 26 of the M6 motorway approximately 4 miles to the east providing direct access to the wider regional and national motorway network.

Skelmersdale is a purpose-built new town situated between Liverpool and Manchester, and benefits from a well-planned road system connecting its industrial estates directly to the motorway network. The town is home to several large occupiers including Walkers, Kammac, DHL and ASDA, reflecting its status as an established and well-regarded distribution and logistics location.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Warehouse	682.39	7,345
Ground and First Floor Office	344.97	3,713
Total	1,027.36	11,058
Mezzanine	219.1	2,358



DESCRIPTION

The facility comprises a modern industrial/warehouse unit of steel portal frame construction, constructed circa 1990s, with part brick and part profile metal clad elevations. The building provides warehouse and integral office accommodation at ground floor with additional mezzanine storage above.

- Part brick and profile metal clad elevations
- 4.5m height to eaves / 5.5m clear height / 7.6m to apex
- 2 x 5m high electrically operated loading doors
- Large, gated, secure service yard providing full circulation.
- 0.93-acre plot (27% site density) - 0.30 acres overage.
- Solar array providing 30kW power supply
- Three phase power supply (100amp)



TERMS

For Sale on terms to be agreed

PRICE

Purchase - £1,200,000

RATEABLE VALUE

Please refer to VOA

EPC RATING

Available upon request

LEGAL COSTS

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

ANTI MONEY LAUNDERING

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

VIEWINGS

Strictly by prior arrangement

CONTACT



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