

**TO LET /
FOR SALE**

**Holland Moss Business Park, Pimbo Road,
Skelmersdale, WN8 9AT**

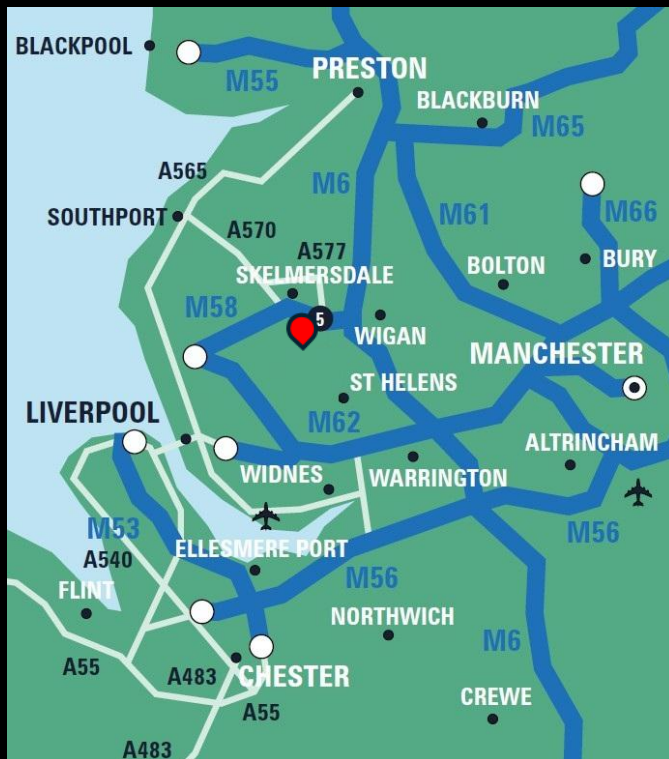
B8

0151 675 5000

www.b8re.com

SECURE, SELF-CONTAINED YARD (APPROX 1 ACRE)





LOCATION

The site is situated to the south of Skelmersdale, within the south-east end of Holland Moss Business Park, off Pimbo Road. It is well connected to main arterial routes and located off J5 of the M58 and J26 of the M6.

TERMS

The premises are available by way of a new Full Repairing and Insuring lease, for a term of years to be negotiated and at a rental of £100,000 per annum plus VAT.

Alternatively, we are seeking offers in excess of £1.50M to purchase

VAT

VAT will be payable at the prevailing rate.

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 / viewings please contact:

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PROPERTY MISDESCRIPTIONS 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.