

UNIT  
**6**

POTTER POINT  
PIMBO INDUSTRIAL ESTATE  
SKELMERSDALE  
WN8 9PW

TO LET

**B8**  
0151 675 5000  
[www.b8re.com](http://www.b8re.com)



11,963 SQ FT | 2 LEVEL ACCESS DOORS | CANOPIED LOADING AREA

## 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 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
- 2no. level loading doors
- 5.56m clear eaves height with High bay section providing up to 9.29m eaves
- 3 phase electricity
- Ground Floor pod office
- Canopied loading area

## 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 6<sup>th</sup> Edition:-

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	1,046	11,263
GROUND FLOOR OFFICES	65.03	700
<b>TOTAL</b>	<b>1,111</b>	<b>11,963</b>





## TERMS

New Full Repairing and Insuring lease

## EPC

Available upon request

## 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.

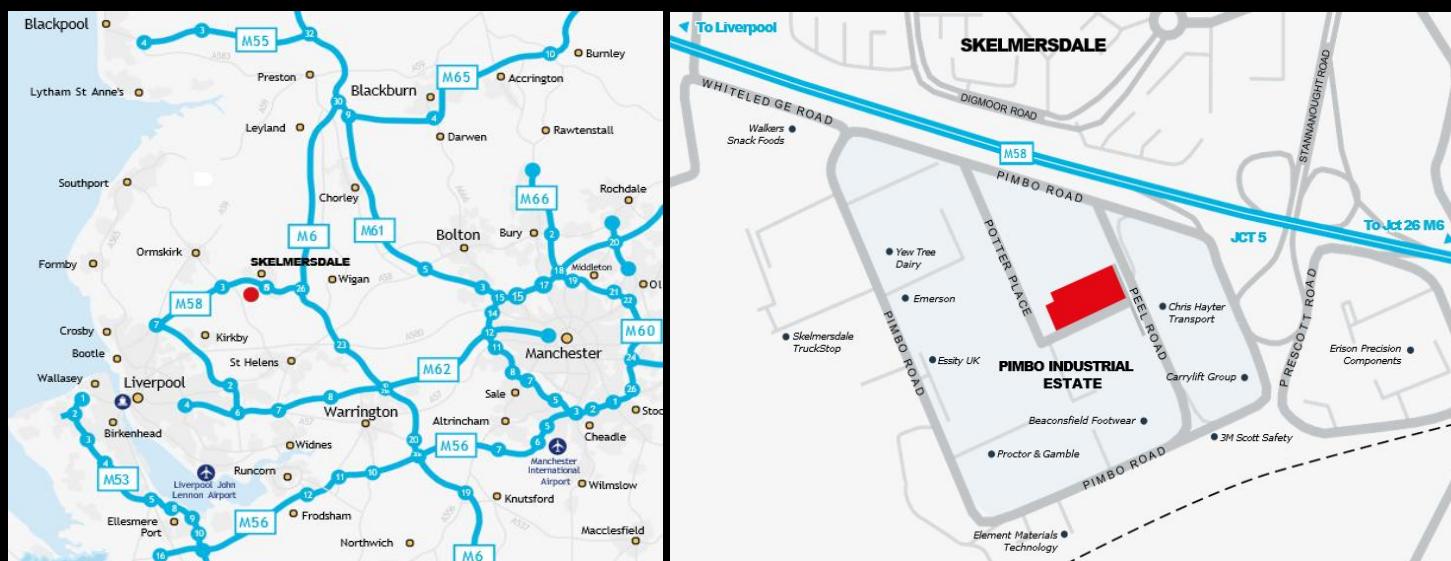
This is to help combat fraud and money laundering, and the requirements are contained in statute.

## CONTACT

For further information please contact:-

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