

FOR SALE OR TO LET

INDUSTRIAL/WAREHOUSE PREMISES

UNIT 1 GERRARD PLACE SKELMERSDALE WN8 9SU

HOME

LOCATION

ACCOMMODATION

DESCRIPTION

VIEWINGS



HOPE ISLAND

A5068

GILLIBRANDS ROAD

GERRARD PLACE

TO M6

M58

J4

**SUBSTANTIAL FACTORY
WAREHOUSE & OFFICES**

**6,596.56 SQ M
(71,000 SQ FT)**

SITE AREA: 4.3 ACRES

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The property is located on Gerrard Place with frontage to Gillibrands Road on the established Gillibrands Industrial Estate, Skelmersdale.

The property is within 0.25 miles of junction 4 of the M58 which connects with the M6 at junction 26, 3.5 miles to the east.



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The property has a Gross Internal Floor Area (GIA) as follows:

Area	Sq M	Sq Ft
Warehouse / Manufacturing	5,577.23	60,028
Offices	433.97	4,671
Anciliary	585.36	6,301
Total	6,596.56	71,000

Measured in accordance with the RICS code of measuring practices.

VAT

Prices / rents are quoted exclusive of VAT.

LEGAL COSTS

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

RATEABLE VALUE

The property has a Rateable Value of £165,000.

Rates Payable 2016/17 – £82,005.

TERMS

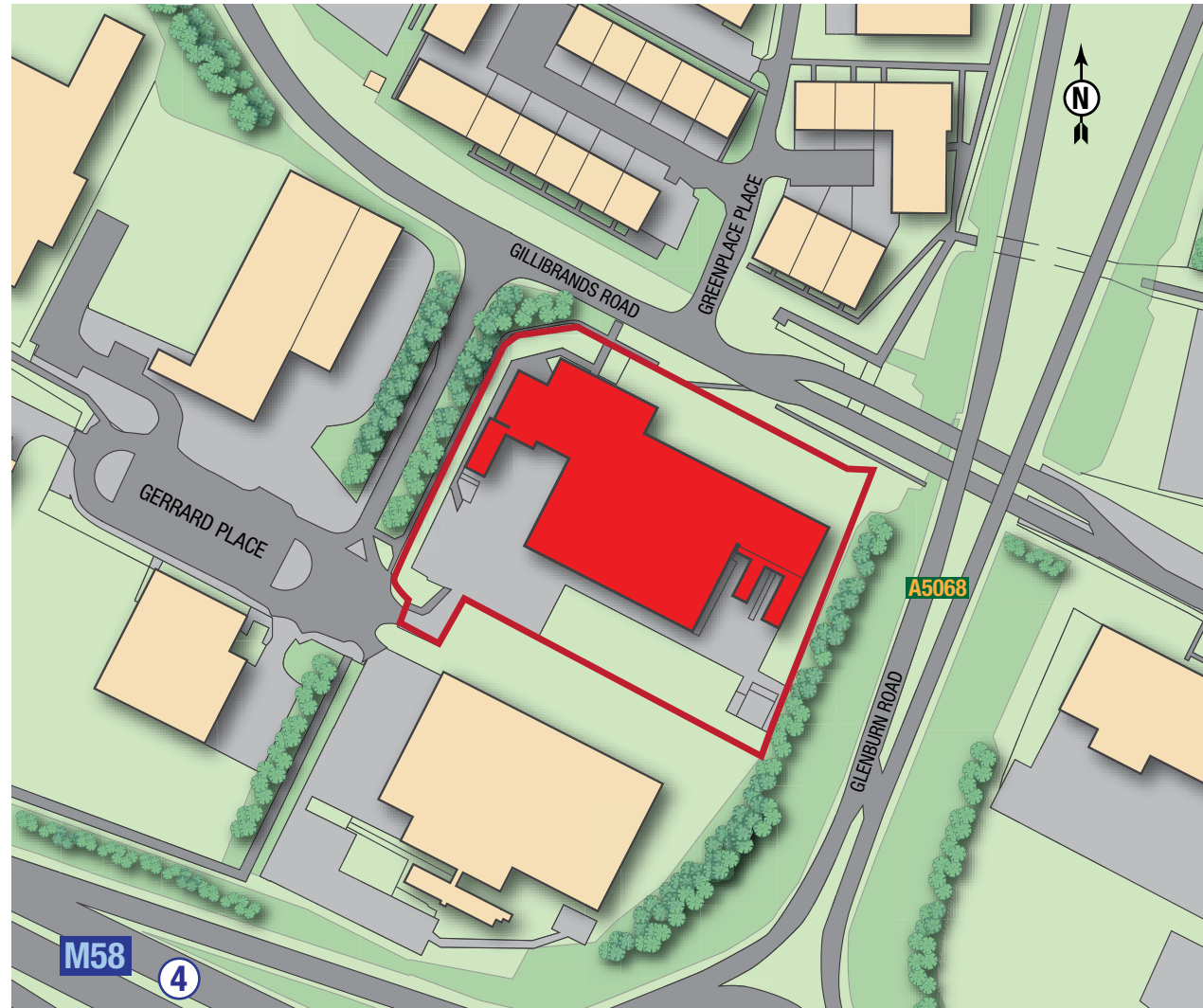
To Let – By way of a new lease on terms to be agreed.

For Sale – Price on application.

ENERGY PERFORMANCE CERTIFICATE

E – 105

An Energy Performance Certificate with a rating of E is available upon request.



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The property comprises a substantial warehouse / manufacturing facility with offices on a self-contained site with the following specification:

WAREHOUSE / MANUFACTURING

- Steel framed construction.
- Brick and profile metal clad elevations.
- Eaves height between 5.0 m – 6.10 m.
- Five roller shutter doors.

OFFICES

- Open plan and cellular ground floor office.
- Facilities include canteen, kitchen, female and male toilets.

EXTERNALLY

- Self contained secure site.
- Surfaced yard areas.
- Potential additional external storage.
(There is a circa 0.5 acre undeveloped plot).



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CONTACTS



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IMPORTANT:

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, Young & Co, Lambert Smith Hampton, Davies Harrison or any person in their employment, cannot make or give any representative or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. Subject to contract. Date of publication October 2016.