

FOR SALE (Confidentially Available)

45,938 sq ft (4,267.86 sq m)

On a site area of 4.06 acres (1.643 hectares)

- Located on the established Gillibrands Industrial Estate
- M58 Motorway within 0.25 miles
- Rare freehold opportunity
- Expansion Land

Enter



Factory and Premises

Unit 6, Gerrard Place

Gillibrands Industrial Estate, Skelmersdale, WN8 9SG

dh DAVIES HARRISON
REAL ESTATE

0161 236 9999
www.daviesharrison.com

Unit 6, Gerrard Place Gillibrands Industrial Estate, Skelmersdale, WN8 9SG

HOME

LOCATION

DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER
INFORMATION

LOCATION

The property is located at the junction of Gerrard Place and Gillibrands Road on the established Gillibrands Industrial Estate, Skelmersdale.

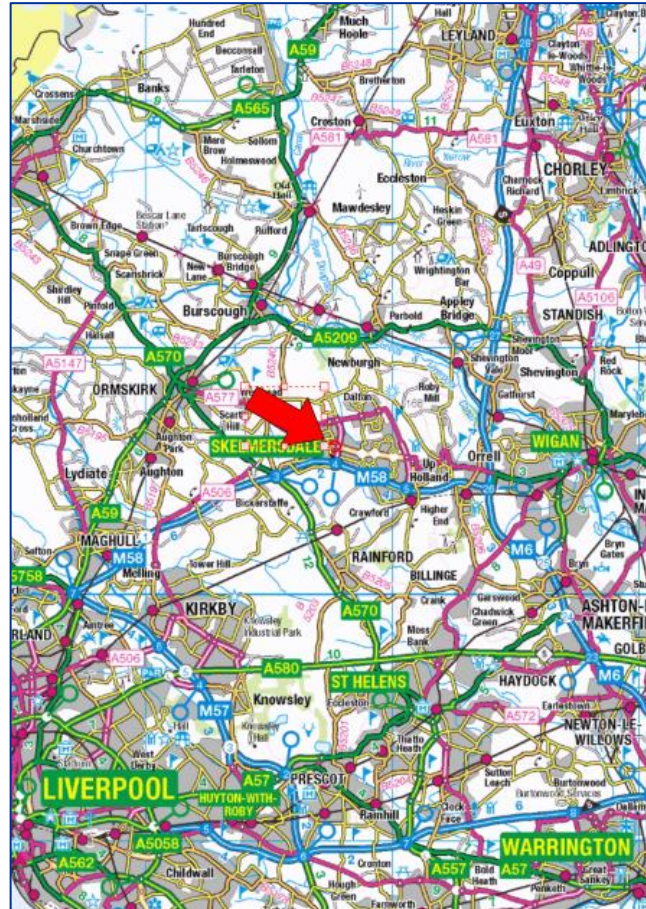
The property offers excellent motorway connectivity being ¼ mile from Junction 4 of the M58 Motorway which connects with the M6 at Junction 26 3½ miles to the east.

J4 M58 Motorway ¼ miles

J26 M6 Motorway 3½ miles

Liverpool 16 miles

Warrington 18 miles



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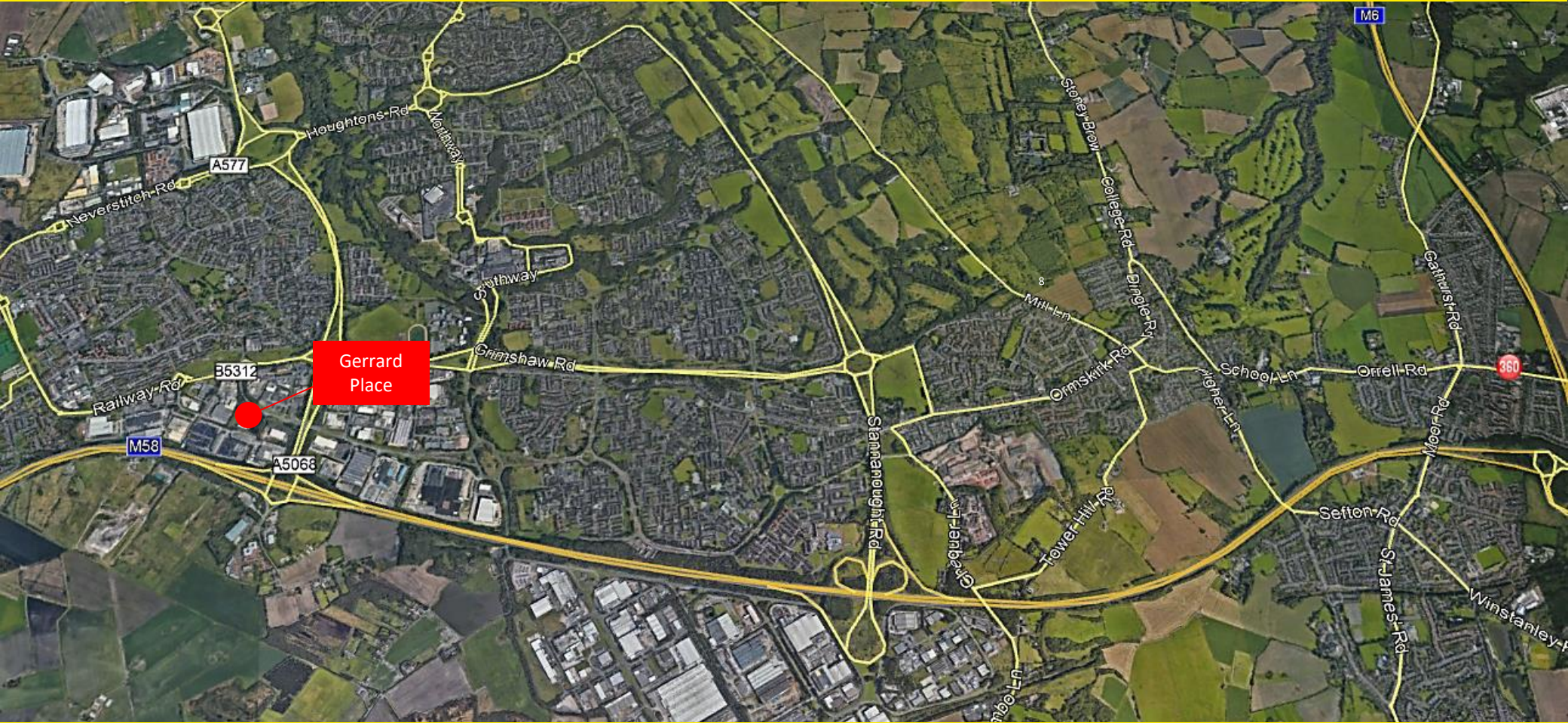
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DESCRIPTION

The property comprises a detached industrial facility in 2 bays incorporating an asbestos roof underlined with insulation board. This building benefits from two storey offices to the front which provides a combination of open plan and cellular offices. The property offers the following specification:

Bay 1

- 3 concertina doors – 6m wide
- 2-3 overhead 5 tonne cranes 4.42m high
- Fluorescent strip lighting
- Asbestos roof underdrawn with PVC coated steel cladding and insulation
- Eaves 5m to haunch / 5.2m to valley
- Hot air gas fired blowers
- Good quality concrete floor

Bay 2

- Constructed in 1999 interconnected with Bay 1
- Modern steel portal facility with PVC coated steel cladding to walls and roof
- 2 x 5 tonne cranes – 6.2m height
- Eaves 7.33m to underside of the haunch
- 2 x roller shutter doors
- 5 gas radiant heaters
- Good quality concrete floor

Offices / Amenities

- Open plan and cellular offices on ground and first floor
- Canteen and WC
- Reception
- Boardroom
- Gas fired central heaters

External

- Substantial car park and yard area
- Expansion area
- Site area – 4.06 acres (1.643 hectares)



Factory and Premises

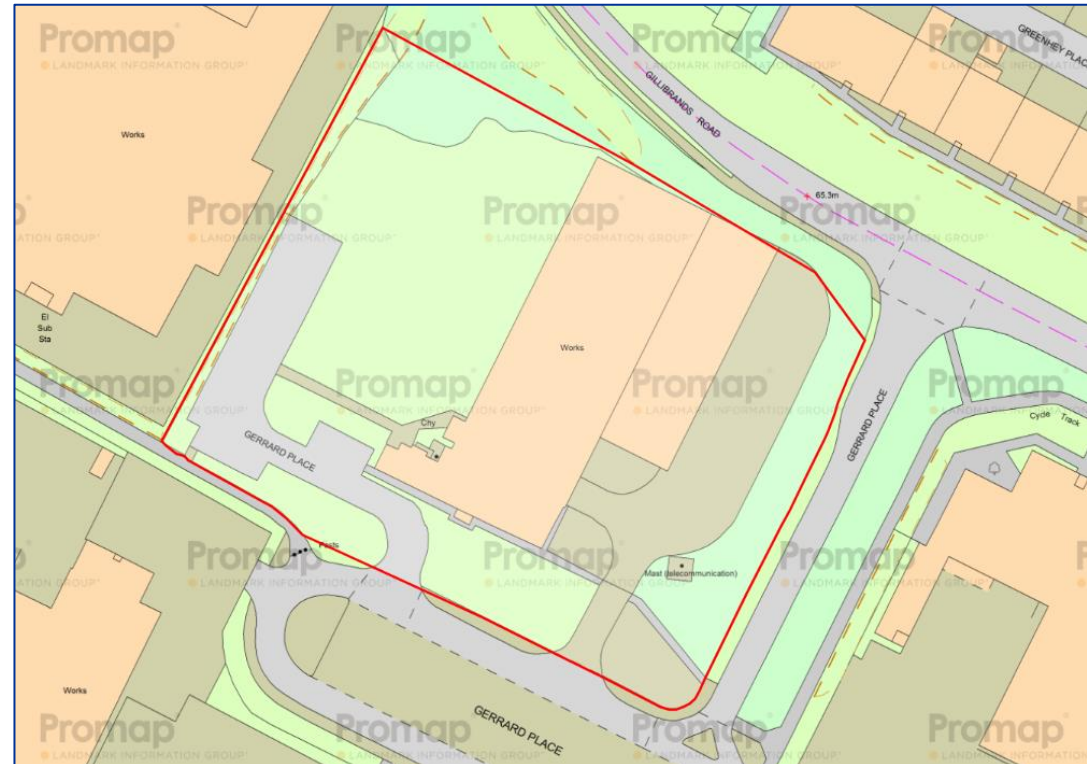
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[HOME](#)[LOCATION](#)[DESCRIPTION](#)[ACCOMMODATION](#)[GALLERY](#)[FURTHER
INFORMATION](#)

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area basis as follows:

	Sq ft	Sq m
Main warehouse / showroom (Bay 1)	26,425	2,454.97
Modern warehouse (Bay 2)	11,767	1,093.24
Total Bay 1 / Bay 2	38,192	3,548.21
WCs / Canteen	1,904	176.91
Ground Floor Office	2,921	271.37
First Floor Office	2,921	271.37
Total Offices	5,842	542.74
Total	45,938	4,267.86
Site Area	4.06 acres	1.643 ha



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ACCOMMODATION

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FURTHER
INFORMATION



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SERVICES

We understand all mains services are available to the property including three phase and single phase electricity, gas, mains water and drainage.

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate for the property is available upon request.

RATEABLE VALUE

The property is listed as "Factory and Premises" and has a current Rateable Value of £86,500.

We would advise that all interested parties make their own enquiries in relation to rates.

PLANNING

The property is situated in an established industrial estate and we believe there are no planning restrictions.

Interested parties should make their own enquiries with the Local Council.

TERMS

The premises are available to purchase freehold.

PRICE

Upon application.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL COSTS

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

VIEWING / ENQUIRIES

For further information, or to arrange a viewing, please contact:

Rick Davies
07831 658804
rick@daviesharrison.com

Sam Rodgers
07903 518044
sam@daviesharrison.com



IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in relation to this property.

Aerial photography provided via Google Earth
November 2019

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