

# Nº1

GARDINERS  
— PLACE —

SKELMERSDALE, WN8 9SP

FOR SALE / MAY LET MODERN INDUSTRIAL /MANUFACTURING FACILITY

- ADJACENT TO M58 MOTORWAY • TWO STOREY OFFICE ACCOMMODATION



**21,871 SQ FT (2,032 SQ M)**  
on a site area of **2.09 ACRES**

**B8**

0151 675 5000  
www.b8re.com

**MONTAGU  
EVANS**

0141 204 2090

## LOCATION WN8 9SP

**SKELMERSDALE** is one of the principle economic locations within **West Lancashire**, located 18 miles north of Warrington, 13 miles North East of Liverpool and 25 miles North West of Manchester. The town is recognised as one of the premier commercial locations in West Lancashire, which has a District population of 113,000 providing an excellent labour pool for both skilled and unskilled manufacturing jobs.

**SKELMERSDALE** benefits from excellent road communications being situated adjacent to the M58 motorway providing immediate access to both the regional and national motorway network. Junction 26 of the M6 Motorway is located just 5 miles to the East, whilst the M57/M58 Interchange is 9 miles to the South West.



**DISTRICT  
POPULATION  
OF 113,000**

**ADJACENT  
TO M58  
MOTORWAY**



**13 MILES  
FROM  
LIVERPOOL  
18 MILES  
FROM  
WARRINGTON  
25 MILES  
FROM  
MANCHESTER**



**12 MILES  
FROM THE  
PORT OF  
LIVERPOOL**

**THE PORT OF LIVERPOOL** is located approximately 12 miles to the south west of Skelmersdale and is ranked amongst Britain's major container ports serving more than 100 global destinations.

The Port has recently been enhanced following the completion of Peel Ports' £400m Liverpool2 Deep Water Container terminal which can accommodate the world's largest container vessels, future-proofing the facility and allowing global shippers 'ship-to-door' access to major centres at the heart of the UK.



## DESCRIPTION

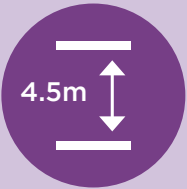
The property comprises a detached industrial unit of **21,871 SQ FT**, situated on an extensive plot with a site area of **2.09 ACRES** and providing the following specification:



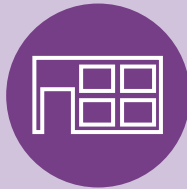
Steel portal frame construction with steel cladding/roof



1 electric tailgate loading doors and 1 wide level access loading door



Eaves height of 4.5 metres



Two storey office accommodation extending to approx. 3,934 sq. ft. (GF & FF 1,967 sq. ft.).



0.75 acres of overage land



Secure, fully fenced concreted site benefitting from dual access



## FURTHER INFO

### TERMS

The unit is available by way of a new full repairing and insuring lease on terms to be agreed. Alternatively our client will consider a sale of the property

### RENT / PRICE

On application with the letting agents.

### VAT

VAT will be chargeable where applicable.

### LEGAL COSTS

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

### EPC

A full EPC report is available upon request.

### RATEABLE VALUE

April 2023 - £56,500.



## FURTHER INFORMATION/VIEWINGS

Strictly by appointment, please contact the joint agents.

### TOM MARRIOTT

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### MOHAMMED QAMAR

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