



# OFFICES

# TO LET

**WEST LANCS  
INVESTMENT CENTRE  
MAPLEVIEW  
SKELMERSDALE, WN8 9TG**

## LOCATION

The Investment Centre is located directly off Junction 4 of the M58, which links back to the M6 at Junction 26. Preston is located 20 miles to the North, Manchester 20 miles to the East and Liverpool 5 miles to the South West

## DESCRIPTION

The business centre is prominently located within one of West Lancashire's premier business parks and provides office and conferencing facilities that have been finished to a high standard.

The common entrance is an impressive feature, with tiled floors and glazed frontage. Located here is the reception and entrances to the café, meeting and conferencing rooms.

The office suites benefit from:

- Painted, plastered walls
- Carpet floor coverings
- Acoustic tile ceiling, inc recessed lighting
- Perimeter trunking and raised flooring for data cabling
- Aluminium framed double glazing

Additional benefits that the building includes are:

- 24 hour access, 7 days a week, 365 days a year
- CCTV and on-site security guard
- Discounted conference suite and meeting room hire
- Ample and secure parking
- Kitchen and washroom facilities
- Secure postal services
- On-site business cafe with free wi-fi

## FLOOR AREAS

See attached schedule.

## RENTAL

See attached schedule.

## TERMS

New lease for a term of years to be agreed

## VAT

Will be charged at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for its own legal costs.

## VIEWING

**Strictly by appointment**

## CONTACT

**Mark Harrison**

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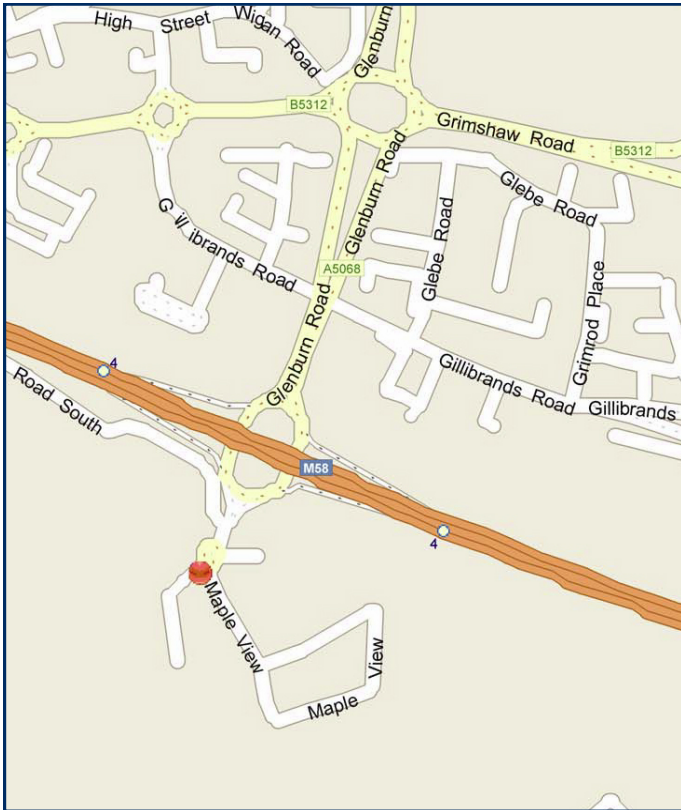
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**& CO**



### Energy Performance Certificate

Non-Domestic Building

W L D C

West Lancashire Investment Centre, Whitemoss Business Park, Maple View, Skelmersdale, WN8 9TG

Certificate Reference Number:

WLS026-0628-0600-9705

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

#### Energy Performance Asset Rating

More energy efficient

A+

A

B

C

D

E

F

G

Less energy efficient

96

This is how energy efficient the building is.

#### Technical Information

Main heating fuel: Natural Gas

Building environment: Mixed-mode with Mechanical Ventilation

Total useful floor area (m<sup>2</sup>): 4323

Building complexity (NOS level): 4

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 64.41

#### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

#### Benchmarks

Buildings similar to this one could have rating as follows:

31 If newly built

84 If typical of the existing stock