



TO LET / MAY SELL

**MODERN
INDUSTRIAL UNIT**

22,457 sq.ft. (2,086.40 sq.m.)

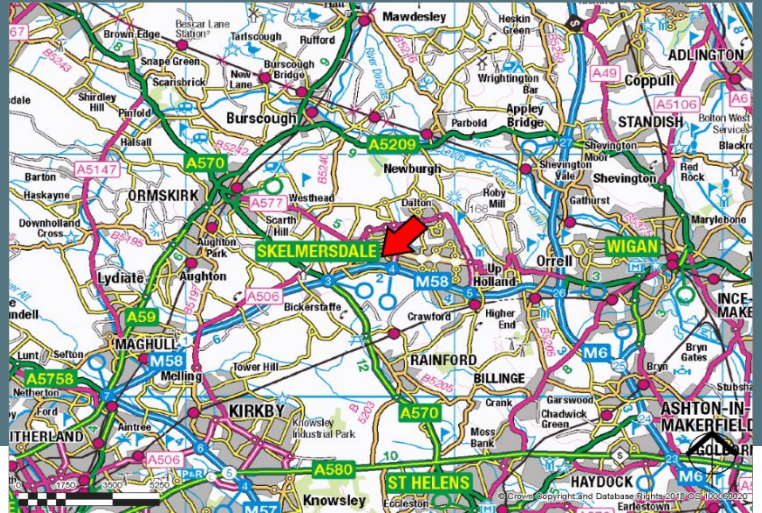
17 Gladden Place, Skelmersdale, West Lancashire WN8 9SX

- Modern Industrial Unit
- Detached
- Two Storey Offices
- Car parking

LOCATION

The property is situated on Gladden Place within the Gillibrands area of Skelmersdale within an established industrial location which is close to Junction 4 M58 and within 4 miles of Junction 26 M6.

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Description

Comprising a detached warehouse/workshop unit of steel portal frame construction having a two storey office block to the front and dedicated parking for approximately 15 vehicles.

Vehicular access to the property is from the side of the building via 3 no. roller shutter doors situated on a driveway along the left hand gable wall.

Loading is protected from the elements via overhead canopies.

Areas

Ground Floor Offices	2,739 sq.ft.	254.50 sq.m.
First Floor Offices	2,739 sq.ft.	254.50 sq.m.
Total Offices	5,478 sq.ft.	509.90 sq.m.
Main Warehouse	16,979 sq.ft.	1,577.40 sq.m.
TOTAL	22,457 sq.ft.	2,086.40 sq.m.

Terms

The property is available to let by way of a new lease on terms to be agreed at a commencing annual rental of **£55,000** per annum exclusive of Rates, VAT, Service Charge and all other outgoings. Alternatively, consideration may be given to a sale of the Freehold interest for which offers are invited in the region of **£595,000**.

Services

All main services are connected the property including a 3 phase power supply.

Rates

Rateable Value	£48,750
Rates Payable 2019/20	£23,936

EPC

E110

VAT

All prices are subject to VAT which will be charged in addition.

Legal Costs

Each party to be responsible for their own legal costs.



Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agents:

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