



Potter Point

POTTER PLACE, PIMBO INDUSTRIAL ESTATE, SKELMERSDALE, WN8 9PW

// TO LET SELF CONTAINED INDUSTRIAL UNITS
FROM **600 SQ FT** UPTO **50,000 SQ FT**

Sixteen.



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PIMBO
INDUSTRIAL ESTATE,
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SELF CONTAINED INDUSTRIAL UNITS
600 SQ FT UPTO 50,000 SQ FT



Secure
site



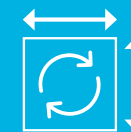
Excellent
motorway
access



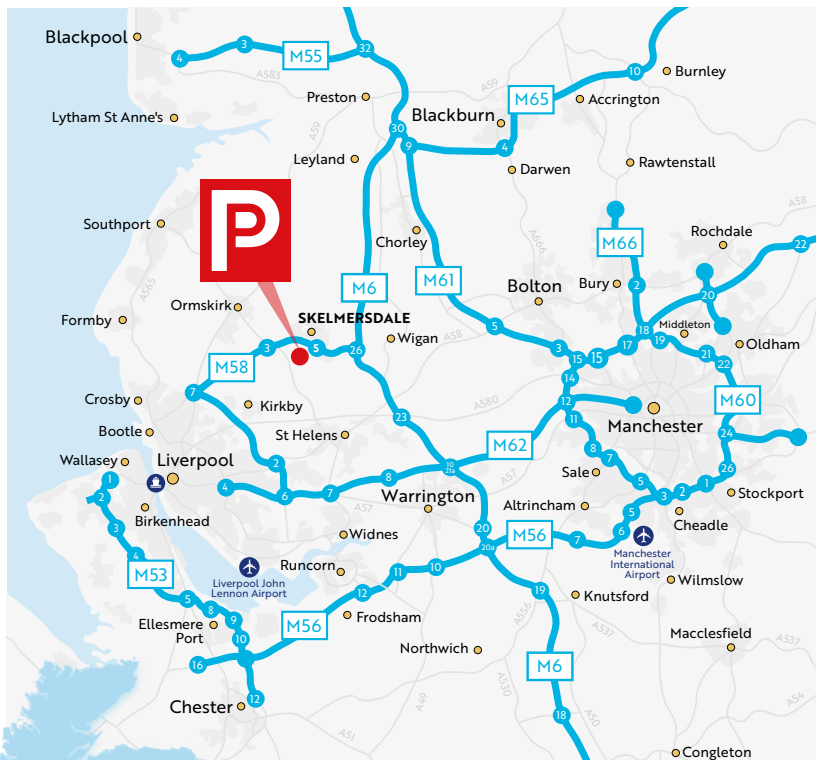
Heating
and lighting
throughout



5.5m eaves
height



Substantial
service yards



The units are situated on Potter Place which is located on the well established Pimbo Industrial Estate



LOCATION

The units are situated on Potter Place which is located on the well established Pimbo Industrial Estate, Potter Place is accessed directly off Pimbo Road (A577) which provides direct access to J5 of the M58 (0.25 miles), which leads to the J26 of the M6 motorway (2 miles). Skelmersdale town centre lies approximately 1.5 miles to the North West.





SKELMERSDALE

To Jct 26 M6

M58

Jct 5

P
Potter
Point

Chris Hayter Transport

Fluid Power

M58

PIMBO ROAD

Allied Business Centre

Victorian Plumbing

Standish Metal Treatments

3M Scott Safety

To Liverpool

Beaconsfield Footwear

Essity UK

Procter & Gamble

AERIAL

DESCRIPTION

The property comprises a large warehouse facility that has been sub-divided to create a number of self contained units.

The units benefit from:

- 5.5m eaves rising to 7.4m at the apex
- Roof with metal sheeting and incorporating a minimum of 15% translucent panels
- Secure estate
- Integral offices
- Ample parking provisions
- Open storage / Hardstanding site available
- Electricity operated loading doors of 5.5m high by 4m wide
- Substantial concrete yards and circulation areas



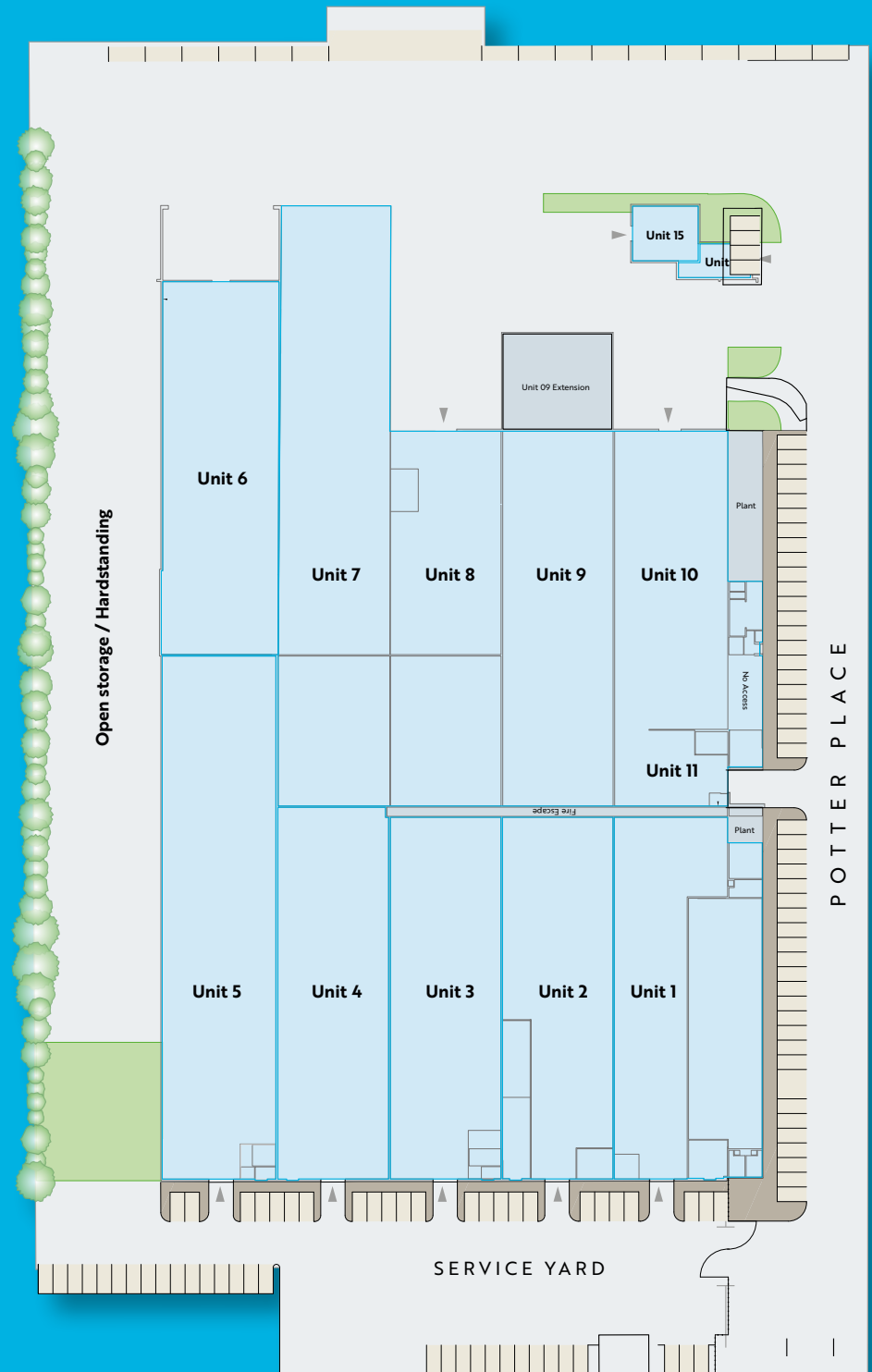
The property comprises a large warehouse facility that has been sub-divided to create a number of self contained units



SCHEDULE OF ACCOMMODATION

Unit	sq ft	sq m
1	15,219	1,413.8
2	11,491	1,067.5
3	11,810	1,097.1
4 Available	11,828	1,098.8
5 Available	16,477	1,530.7
6 Available	12,060	1,120.4
7 - 11	50,274	4,670.6
14	595	55.2
15	1,032	95.8
Total	130,786	12,149.9
Hardstanding	1 acre	0.4 hectare

Self contained industrial
units ranging in size from
364 sq ft up to 50,274 sq ft
to suit a range of
business needs





FURTHER INFORMATION

RATEABLE VALUE

Any interested parties are to make their own enquiries with West Lancashire Borough Council.

EPC

Certification for the units are available upon request.

TERMS

The units are available to rent on a new full repairing and insuring lease on terms to be agreed.

RENTAL

Available upon request.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

All figures are quoted exclusive of VAT and may be charged at the prevailing rate.

VIEWINGS

For viewings or further information please contact:

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Sixteen.

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