

# FOR SALE / TO LET

**NEW OFFICES**

**FROM 63.57 SQM TO 123.97 SQM**

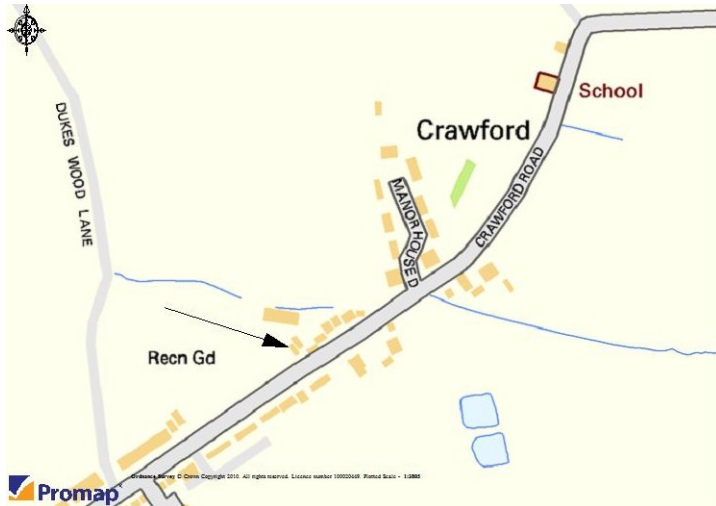


**CRAWFORD ROAD  
CRAWFORD VILLAGE  
UPHOLLAND  
WN8 9QP**

- **RURAL LOCATION**
- **LOCAL PROXIMITY TO M58  
MOTORWAY NETWORK &  
INDUSTRIAL LOCATIONS OF  
WEST GILLIBRANDS,  
SKELMERSDALE**
- **NEW PROPOSED SELF  
CONTAINED OFFICES**
- **IDEAL FOR SMALL BUSINESS  
AND START UPS**

## LOCATION

The property is located in a semi rural location within Crawford Village with frontage to Crawford Road, which in turn provides easy access to the industrial areas of West Gillibrands, Skelmersdale and the M58 motorway beyond, both of which are within a couple of minutes drive from the subject premises.



## DESCRIPTION

The proposed development comprises a two storey office building providing two self contained office suites. Each suite comprises an open plan office, reception, meeting room, WC and kitchen.

## ACCOMMODATION

	SQ M	SQ FT
Ground floor	63.57	684
First floor	60.4	650

## SERVICES

We understand all mains services are connected to the property. Please note that neither service connections nor any appliances have been tested. The offices will benefit from connection to broadband and landline telephones.

## RATEABLE VALUE

Awaiting assessment but estimated rates payable of circa £5 psf. Interested parties should make enquiries with West Lancs District Council.

## LEASE

Available by way of a new flexible term full repairing and insuring lease.

## PRICE/RENTAL

On application

## VAT

Value Added Taxation is not quoted but may be charged at the standard rate.

## ENERGY PERFORMANCE

An Energy Performance Certificate has been requested and one will be made available upon the request of an interested party.

## VIEWINGS

Strictly by appointment with the Agent, Parkinson Commercial Property Consultants.

### Contact:

Dan Crawshaw

Email: [danielc@parkinsoncpc.com](mailto:danielc@parkinsoncpc.com)

or

Mark Smith

Email: [marks@parkinsoncpc.com](mailto:marks@parkinsoncpc.com)

Tel: 01942 741800

**REF: 1859**

**SUBJECT TO CONTRACT**

July 2010

### Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Parkinson Commercial Property Consultants LLP only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Parkinson Commercial Property Consultants LLP nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices are quoted exclusive of VAT.

