

TO LET INDUSTRIAL MODERN INDUSTRIAL/ WAREHOUSE PREMISES



UNIT 7, GLEBE ROAD, EAST GILLIBRANDS, SKELMERSDALE WN8 9JP

- \ Substantial warehouse and offices.
- \ Established industrial location close to Junction 4 of M58.
- \ Existing power capacity 80 kva with potential to increase to 500 kva.

AVAILABLE SPACE

Total 3,031.7 m² (32,634 sq ft)

LOCATION

The property is located on Glebe Road on the established Gillibrands Industrial Estate in Skelmersdale. It also benefits from a frontage onto Glenburn Road at its junction with Grimshaw Road. The property is close to Junction 4 of the M58, which gives access to the M6 at Junction 26, which is 3.5 miles to the east.

DESCRIPTION

The property comprises a substantial warehouse with offices on a self-contained site with external storage land/ car parking.

The property is of steel frame construction built to the following specification:

- New profile metal clad roof.
- Painted brick walls/concrete floor.
- Electrically operated roller shutter doors.
- Lit via sodium bulbs and heated via gas fired hot air blowers.

The offices offer both open plan and cellular accommodation benefitting from male and female toilets. They are heated via wall mounted radiators via gas fired boilers.

Externally the site is bounded by palisade fencing with a tarmac surfaced yard offering both storage and car parking facilities.

ACCOMMODATION

We have measured the property on the basis of the Gross Internal Area (GIA) in accordance with the RICS Code of Measuring Practice as follows:

UNIT	M ²	SQ FT
Warehouse	2,278.24	24,523
Works Offices	125.51	1,351
Offices	434.03	4,672
Mezzanine	193.98	2,088
Total	3,031.7	32,634

COSTS

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

RATEABLE VALUE

The properties have a single assessment in the 2017 Rating List as follows:

Description: Factory & Premises
Rateable Value: £48,500

TERMS

The property is available To Let by way of a sub- lease or an assignment of our client's existing lease, due to expire on 12 June 2022. The lease benefits from a break clause with effect from 12 June 2020 (approximately 2 years 3 months unexpired to break clause).

Alternatively, it is available by way of a surrender of the existing lease and a grant of a new lease on terms to be agreed.

Further information to include quoting rent is available from the retained agent.

EPC

Energy Performance Certificates have been commissioned and the property has an EPC rating in Band D.

A copy of the Energy Performance Certificate is available upon request.

VIEWING

Via prior appointment with the sole agent:

Robert Diggle
Eddisons
Tel / 0151 268 5280
Email / Robert.diggle@eddisons.com
File Ref / 791.0026A

FEBRUARY 2018
SUBJECT TO CONTRACT

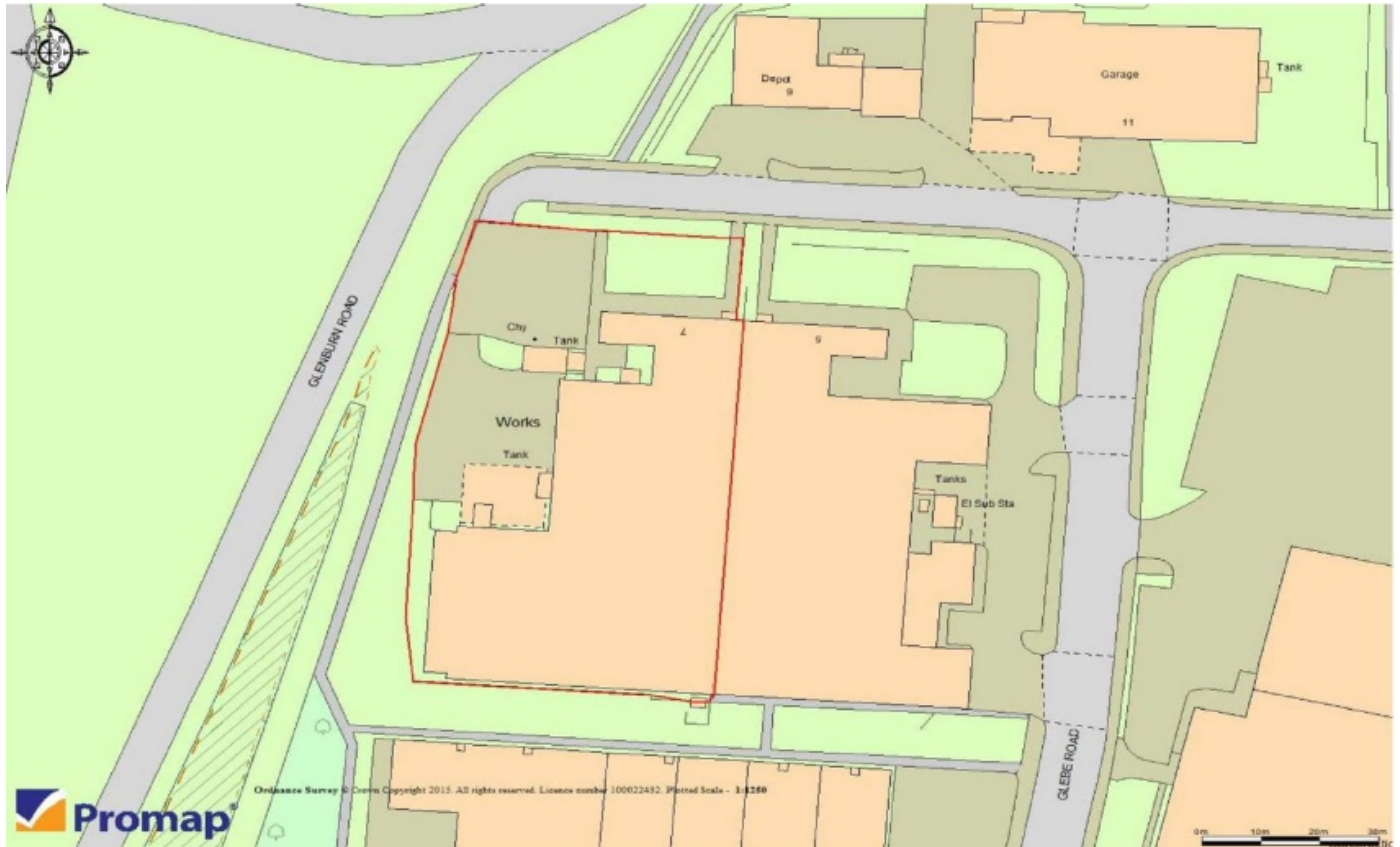
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T: 0151 268 5280

Important Information

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SITE PLAN & INTERNAL WAREHOUSE



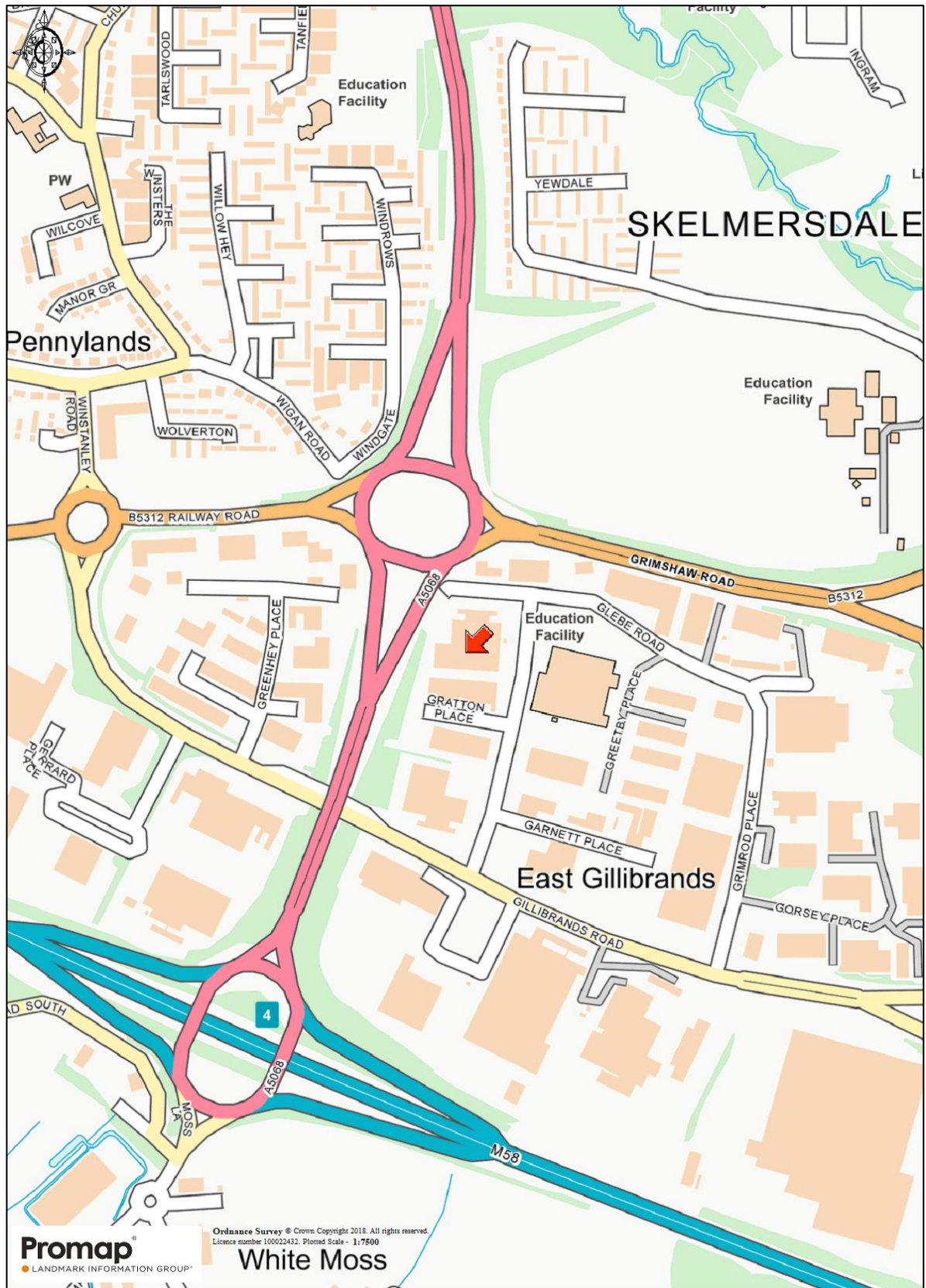
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STREET PLAN



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