



FOR SALE
MODERN MULTI-LET
OFFICE INVESTMENT/
DEVELOPMENT
OPPORTUNITY

Oasis Business Park
Prescott Road
West Pimbo
Skelmersdale
WN8 9RD

LOCATION

Skelmersdale is located in West Lancashire approximately six miles to the west of Wigan and thirteen miles to the northeast of Liverpool.

Oasis Business Park is located on Prescott Road within West Pimbo in Skelmersdale. It has excellent links to the motorway being adjacent to Junction 5 of the M58 and only 2.5 miles from junction 26 of the M6. Public transport via bus routes is within easy reach and Upholland Railway station is a two minute walk.

The Best Western Lancashire Manor Hotel lies within very close proximity. Other notable nearby occupiers include Matalan, Proctor & Gamble, Carrylift Group, Pepsico and SCA.

DESCRIPTION

Constructed in 2012 the property benefits from the following features:

- Under floor cable management system
- Suspended ceilings
- Integrated LG3 compliant lighting
- Disabled W.C.
- Passenger lift
- Extensive, dedicated car parking
- Energy glazing and comfort cooling
- Fitted kitchen
- Passive ventilation
- Rainwater recovery and water saving devices
- Security lodge
- Undeveloped, level plot with shared access off Prescott Road

ACCOMMODATION

Office	Ground Floor	817.9 sq m	(8,804 sq ft)
	First Floor	818.5 sq m	(8,810 sq ft)
Total		1,634.4 sq m	(17,614 sq ft)

DEVELOPMENT LAND

1.42 ha (3.5 acres) This site has the benefit of a planning consent

(Land/Office available as whole or separate)

TENURE

The property is held freehold.

VIEWING
Strictly by appointment

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LEASES

Ground Floor Let to Riverside Truck Rental Limited by way of a 10 year lease with a 5 year rent review from 15th April 2013. The current passing rent is £66,443.63 pa and is subject to annual uplifts in accordance with RPI, on an upwards only basis.

First Floor Let to Personnel Hygiene Services Limited by way of a 5 year lease from 1st March 2018 by way of a stepped rental as follows:

1st March 2019 until 29th February 2020 is £72,242 pa

1st March 2020 until 28th February 2021 is £76,647 pa

1st March 2021 until 28th February 2022 is £84,576 pa

1st March 2022 until 28th February 2023 is £96,910 pa

The current total passing rent equates to approximately £138,685.63 per annum.

TENANTS

Riverside Truck Rental Ltd is one of the largest truck and plant rental companies in the UK. They are wholly owned by NRG Fleet Services, a company recognised by the London Stock Exchange as one of the UK's top 1000 companies to inspire Britain. They operate from a number of strategically based locations and provide support from the Skelmersdale call centre. For the year ending 30th September 2017, they showed a turnover of £60,586,338 and a pre-tax profit of £2,417,126.

Personnel Hygiene Services Ltd (Company no. 00770813) is the leading hygiene services provider in the UK, Spain and Ireland. With over 90,000 customers over 300,000 locations, supporting everything from restaurants to offices, and from hospitals to schools, meeting the needs of up to 100 million people. For the year ending 31st March 2018 they showed a turnover of £193,078,000 and a pre-tax profit of £8,048,000.

SALE PRICE

Office Investment: Offers invited in excess of £1,400,000 equating to a net initial yield of 9.34% assuming usual purchaser's costs of 5.68%.

Development land: Offers are invited in the region of £750,000.
The lot can be sold either as a whole or separately

MONEY LAUNDERING

In Accordance with the Anti-Money Laundering Regulations 2017, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

The sale price is subject to VAT

LEGAL FEES

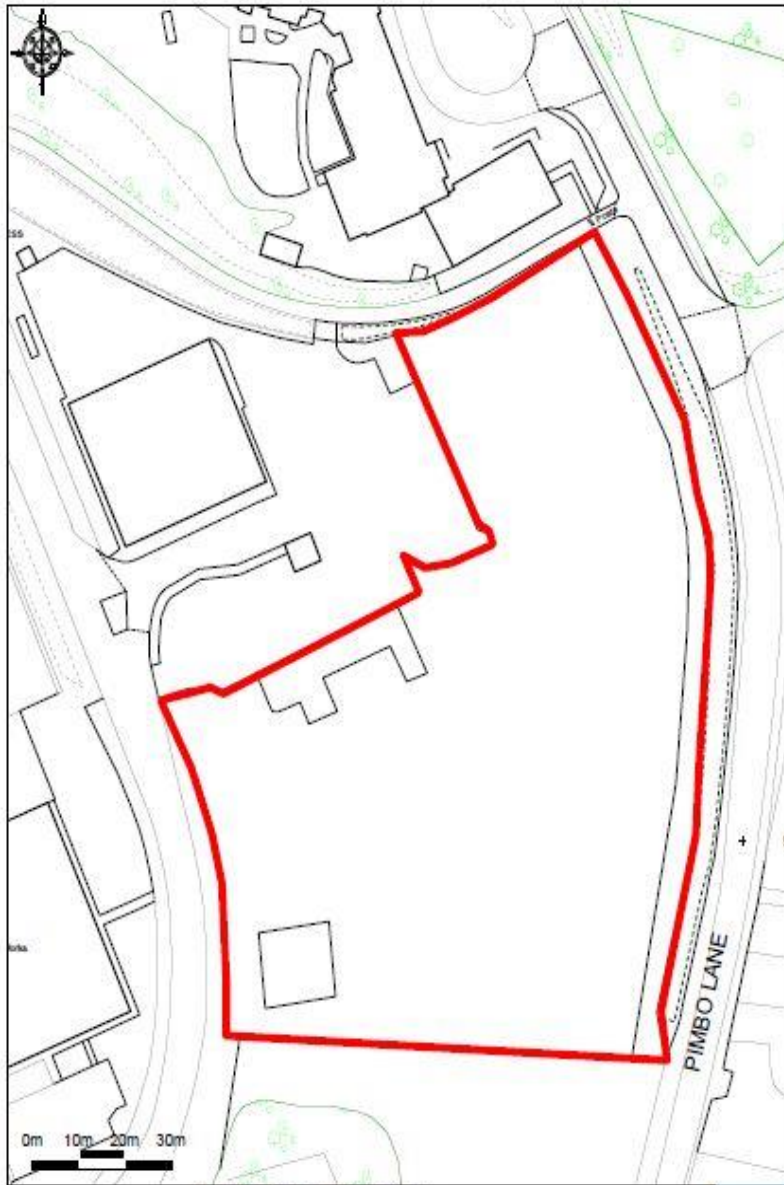
Each party to be responsible for its own legal costs in connection with the transaction.

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SITE PLAN

Development land
Oasis Business Park
Pimbo Road
Skelmersdale WN8 9RD
(for identification purposes only)



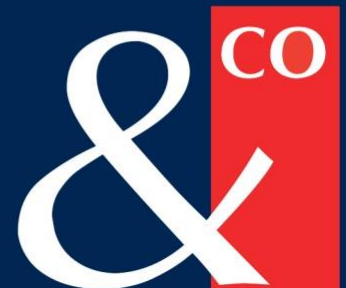
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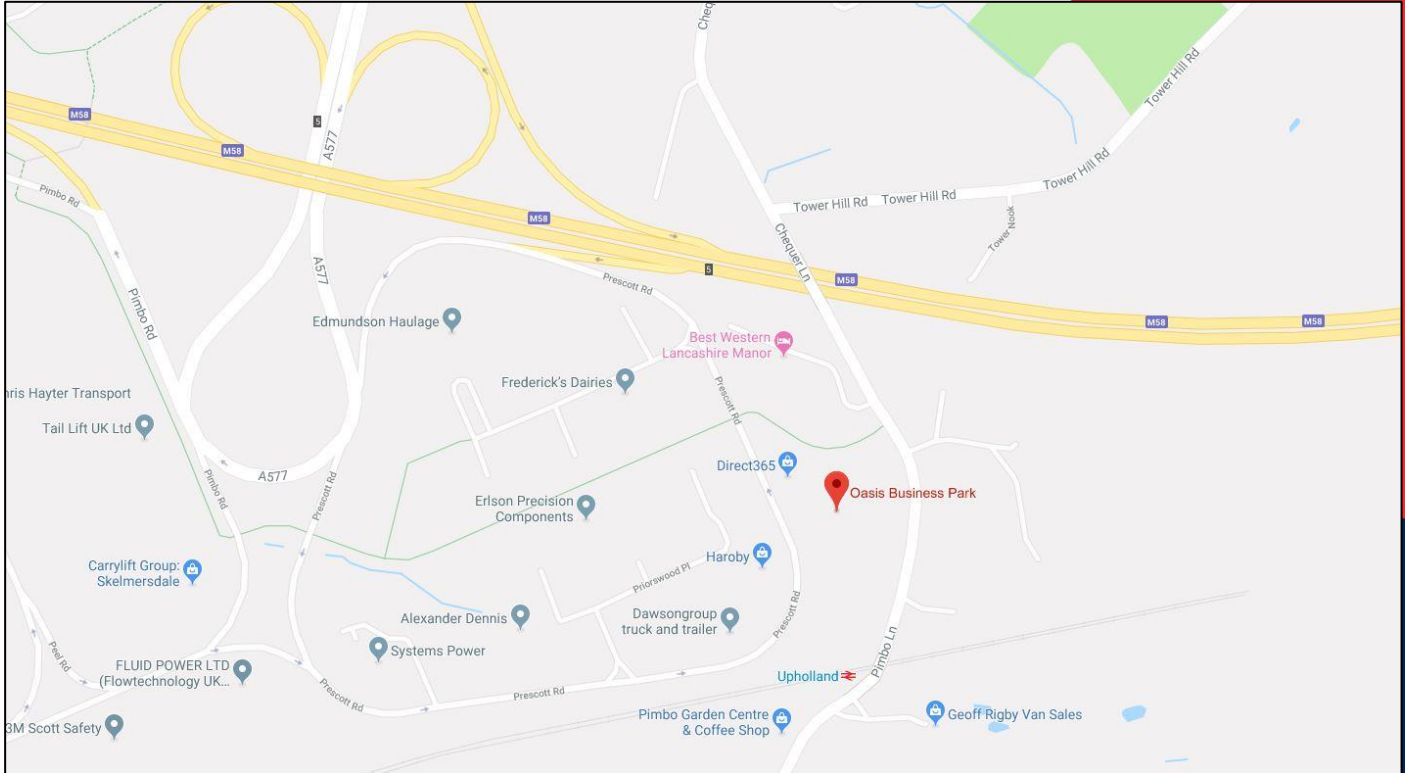


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LOCATION PLAN



EPC - AVAILABLE UPON REQUEST

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