

A photograph of a large industrial warehouse building with a brick facade and a prominent glass entrance. A white truck is parked on the left, and a red and white structure is on the right. The sky is blue with scattered white clouds.

Industrial Warehouse For Rent



Description

Venmore Commercial are delighted to offer to the rental market this large industrial warehouse in Skelmersdale. The property is situated in a well developed industrial location and has a total footage of 2154.04 sq m with the property consisting of; a warehouse with ancillary offices, off road parking and a large yard to the front of the premises. The property has a steel portal frame, concrete flooring and is secured with roller shutters.

The property has 24 hr access available and is secured with roller shutters. The property further benefits from 3 phase electricity and strong transport links.

Enquiries are to be made strictly via Venmore Commercial - 0151 243 5325

Key Facts

- Located In a Well Established Industrial Estate
- Total Floor Space of 2154.04 Sq Mts
- 24 Hour Access
- Staff Facilities
- Large Front Facing Yard



2154 sq mt

23185 sq ft



Leasehold



To Let

Â£70,000 Per annum

Location

Located on a well established industrial estate in Skelmersdale. The property is located just off of the M58 motorway and is just a 10 minute walk from Upholland train station.

Map



Key Information

Address:
Unit 8, Prospect Place, Liverpool,
Merseyside

Terms:
We Believe the Property to be
Leasehold

Price:
Annual Rent of £70,000

Business Rates:
£32,500 per annum

VAT & Legal Costs:
All Parties to Arrange Their Own
Legals

Viewing:
All viewing arrangements are to be
made strictly through the agent on
0151 243 5325

Accommodation

The accommodation has been measured on a net internal basis and comprises:

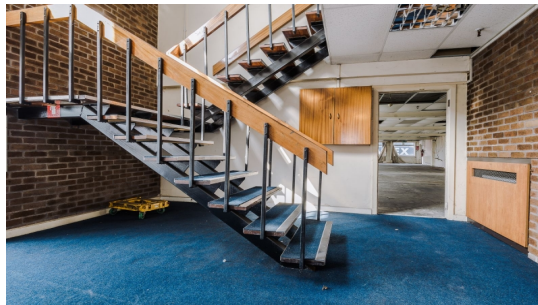
Floor	Size(sq ft)	Size(sq m)
Office & Units	23186 sq ft	2154.04 sq m
Total	23186 sq ft	2154.04 sq m



Disclaimer:

Misrepresentation Act 1967 Notice Venmore Commercial for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: 1). We have prepared these sales / lettings particulars as a general guide and they do not constitute any part of an offer or a Contract. 2). All description, dimensions, reference to condition, necessary permissions for use in occupation and other details are made without responsibility on the part of Venmore Commercial or the Vendors or Lessors. 3). None of the statements contained in these particulars are to be relied on as statements or representations of fact. 4). We have not carried out a survey nor tested services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings and any intending Purchaser or Lessee must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. 5). The Vendors or Lessors do not make or give and neither Venmore Commercial nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. 6). If there are any important matters which are likely to affect your decision to buy or rent, please contact us before viewing the property. 7). No liability is accepted for any travelling or other expenditure incurred including legal costs by perspective Purchasers or Lessees in viewing the property or making further enquiries on a property that may have been sold, let, withdrawn or subsequently let or sold to a third party.

SUBJECT TO CONTRACT.



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