

Units 2,3 & 4 Centaur Industrial Estate, Gardiners Place, Skelmersdale WN8 9SP

Warehouse/Industrial unit with offices & yard
Approx 1811.60 sqm (19,500 sqft)

to let



£rent on application

- Concreted service yard
- Prominent position off Whitehey Island roundabout
- Secure site
- Administrative offices & welfare facilities

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

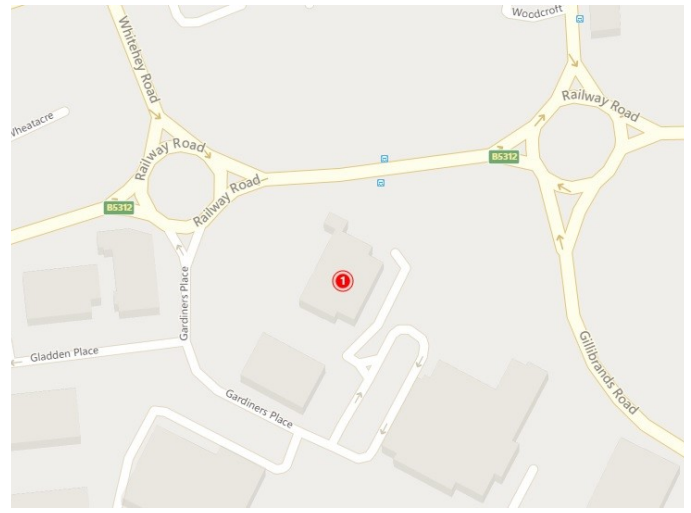
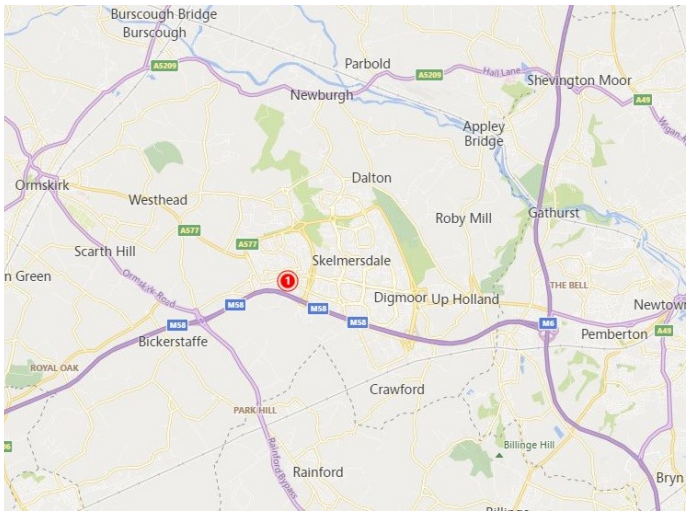
01942 741800



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Location

The site is situated in a popular commercial area of Skelmersdale less than 1/4 mile from the town centre and the amenities on offer and less than 1 mile from Junction 4 of the M58 motorway. The premises are in an area of mixed commercial use providing extremely easy access to the regional motorway network and being within close proximity to the regions main towns of

- Wigan - 8 miles
- Liverpool - 15 miles
- Warrington - 18 miles
- Manchester - 29 miles

Description

The premises provide for a warehouse unit provided over 2 bays within this multi occupied industrial estate. The unit is of portal frame construction surmounted by 2 dual pitched roofs providing for an eaves height of approximately 4.5 metres. Roller shutter access is provided into each bays from a concrete surfaced, secure, service yard. In addition to the warehouse accommodation incorporated within the proposed demise are administrative offices and welfare facilities.

Services

We understand the property benefits from mains drainage, water, gas and electric. Please note that neither services nor appliances have or will be tested prior to occupation

Accommodation

The property provides for the following approximate accommodation measured on a gross internal area.

	SQM	SQFT
Warehouse incorp. offices and welfare facilities	1,811.60	19,500

Rates

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority

	Rateable Value	Estimated Rates Payable
Warehouse & premises	£38,250	£19,584 p.a.

Terms

The premises are available to let on a new full repairing and insuring lease basis on terms to be agreed.

Rental

On application

Estate Charge

An estate charge will be levied upon any occupiers of the estate calculated on a pro-rata basis. Further details available on request.

VAT

All figures are quoted exclusive of Value Added Taxation. We are informed that VAT is applicable and payable at the prevailing rate.

Legal costs

Each party will be responsible for their own legal costs incurred in any transaction and a solicitors undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

EPC

The property has an Energy Performance Certificate with a rating of D-91. A copy of the certificate can be made available upon request.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract

August 2021
Ref: AG0592

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