



Unit 1 & 6 Centaur House

Gardiners Place, Skelmersdale
WN8 9SP

Commercial Premises
510.96 SQM (5,500 SQFT)

£38,000 per annum

- Flexible open plan layout suitable for a range of commercial uses (subject to consents)
- Excellent road connectivity with J4 of the M58 motorway located under 1 mile away
- Benefits on site parking direct to the front of the property
- Prominent position with a well established commercial area of Skelmersdale

To Let

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e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos



10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800



e: info@parkinsonre.com

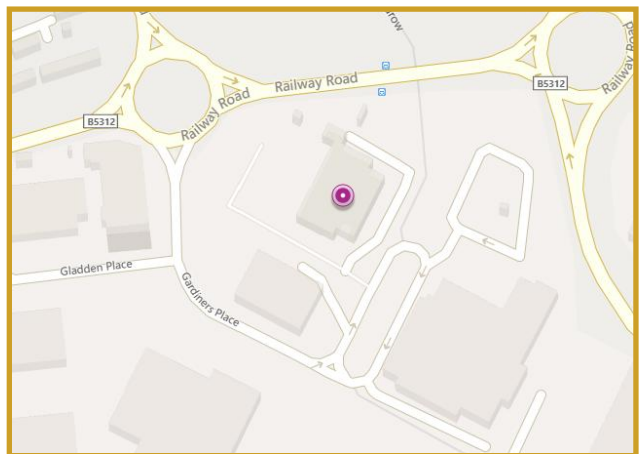
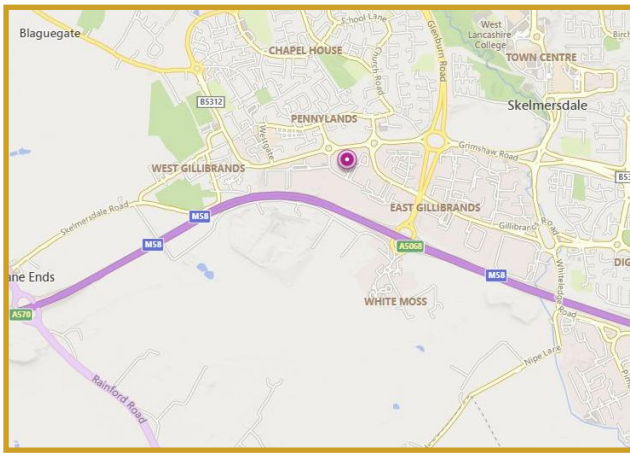
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Location

The property is located within a well-established and popular commercial area of Skelmersdale, positioned less than a quarter of a mile from the town centre and its range of amenities. Junction 4 of the M58 motorway lies under one mile away, providing excellent connectivity to the regional road network. The surrounding area comprises a mix of commercial occupiers, and the property benefits from straightforward access by both road and public transport, making it easily accessible for staff, customers and visitors alike

Description

The property comprises a single-storey ground floor commercial unit with on-site parking to the front. Internally, the accommodation provides a versatile open-plan layout across a number of areas, complemented by several more compartmentalised spaces previously utilised for office and storage purposes. The unit further benefits from kitchen and WC facilities. Overall, the property offers practical and flexible accommodation, suitable for a variety of commercial uses, such as training, educational etc., subject to the necessary consents.

Accommodation

The accommodation provides a number of rooms, the majority of which are spacious and a plan with individual room dimensions will be made available in due course. The property extends to an approximate total floor area of 5,500 sqft (510.96 sqm), providing accommodation suitable for a wide range of commercial uses.

Rating

The business rates are quoted within the quoting rental.

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. Heating and hot water is via a combi boiler with wall mounted radiators.

Rental

£38,000 per annum exclusive

Terms

The property is available to rent on terms to be negotiated. A deposit will be requested.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be applicable at the prevailing rate. Your legal adviser should verify.

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

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Ref: AG0878 Feb 2026

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