

TO LET

**Modern Warehouse/Industrial Unit
4267 m² (45,916 ft²)**



**WAREHOUSE PREMISES AND STORAGE YARD
STANLEY WAY
STANLEY INDUSTRIAL ESTATE
SKELMERSDALE
WN8 8EA**

LOCATION

Skelmersdale is strategically located on the M58 motorway midway between Liverpool and Manchester and is readily accessible from all parts of the North West via the motorway network.

The M58 links into the M6 approximately 2 miles to the east of Junction 26.

01925 414909

DESCRIPTION

A modern warehouse/industrial unit constructed of a steel portal frame profile steel cladding. The roof incorporates 10% translucent panels.

The floor is of solid concrete construction and the internal eaves height is 6.3 m. Loading access is via two steel roller shutter doors to the front elevation and one to the side/rear elevation.

There are portacabin offices adjacent to the building.

Externally, there is a large concreted service yard to the front and side of the building providing extensive storage and parking facilities.

ACCOMMODATION

Ground floor warehouse:	3,941 m ²	42,407 ft ²
Portacabin Offices	326 m ²	3,510 ft ²
Total Gross Internal Area:	4,267 m ²	45,916 ft ²

SERVICES

Mains electricity, water and drainage are connected.

RATES

Rateable Value: To be assessed
Business Rates Payable 2007/08: To be assessed.

LEASE TERMS

Offered by way of a new tenant's full repairing and insuring lease for a negotiable term.

RENTAL

£200,000 per annum.
Subject to review at 5 yearly intervals.

LEGAL COSTS

Incoming tenant to pay all legal costs involved in the transaction.

VIEWING

By appointment with Sole Agents: **MORGAN WILLIAMS: 01925 414909**
(Ref: MLM/ FM)

For details of other properties, our website address is www.morganwilliams.com
Gatewarth Industrial Estate Unit 11

01925 414909

1. Whilst the information given in these particulars is believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

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