

TO LET

3-5 Paddock Road, West Pimbo, Skelmersdale,
Lancashire WN8 9PL

- Substantial warehouse facility with offices.
- Approximately 34,815 square feet GIA.
- Plentiful on-site parking and enclosed yard.
- Modern portal frame construction.
- Low site coverage of 30% approx. on total site area of approximately 2.28 acres.
- Direct access to M58 Junction 5 via Pimbo Road.

Location: 3-5 Paddock Road is situated on the southern end of Paddock Road, within the West Pimbo industrial location of Skelmersdale, to the south of the M58 Junction 5 and south of Skelmersdale Town Centre. Direct access to the M58 Junction 5 is provided via Pimbo Road and the property is located in a well-established industrial and commercial area of West Lancashire. Skelmersdale is approximately six miles West of Wigan and approximately 13 miles North East of Liverpool. The nearby M58 motorway runs along the south of Skelmersdale from the nearby M6 motorway, which in turn connects to the Switch Island interchange at Liverpool. In addition, the A570 and A577 provide excellent arterial road connections within the area.



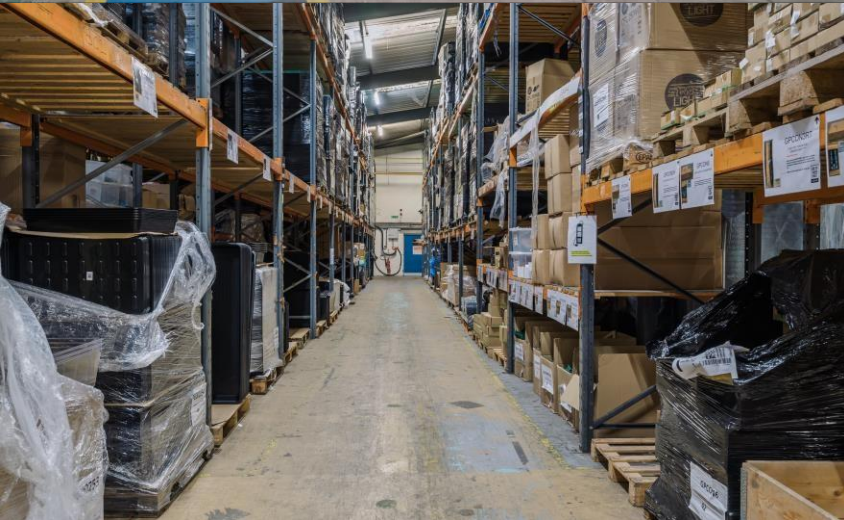


Description: 3-5 Paddock Road comprises of a substantial warehouse/industrial property, being interconnected with later addition modern offices provided at ground and first floor levels.

The site is generally rectangular and level and provides access and egress, delivery/loading, etc. to both the left hand, right and rear elevations.

The two interconnected steel portal frame units benefit from profiled metal sheet cladding to the elevations and ancillary facilities such as manager's office, WCs, works canteen, etc. From the main office pedestrian entrance, a stairwell gives access to the first floor offices. To the rear of Unit 3 there is an enclosed rear yard, in addition to vehicle access to the side.







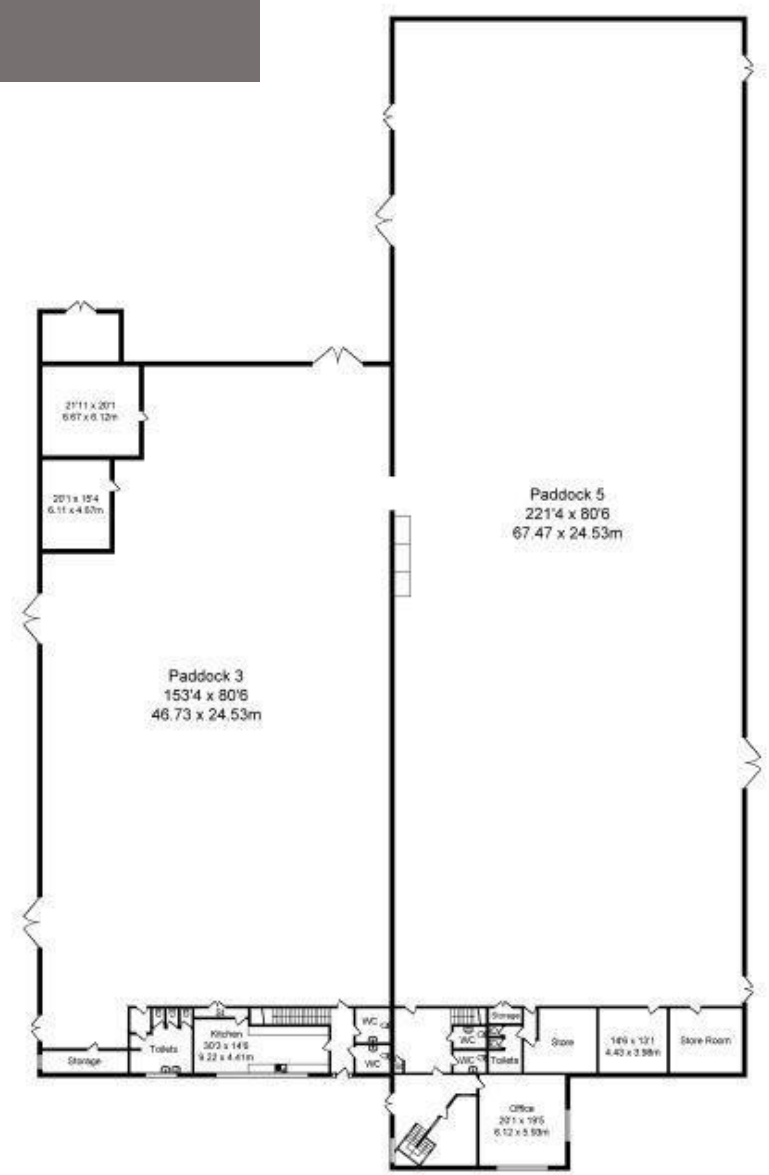
The main office area provides a glazed entrance and feature stairwell, in addition to a boardroom and kitchen area immediately off the first floor landing. The ground floor of these main offices also provide visitor and disabled WC facilities and a door into the main body of the warehouse at Unit 5. The accommodation is well-presented throughout and the centrally heated offices provide ancillary staff facilities, being finished with typical specification of carpet or vinyl floor tile finishes, painted and plastered walls and partial suspended ceilings with recessed light fittings, and double glazed windows. Both the main warehouse areas have a concrete floor finish and fluorescent strip lighting supplemented by translucent panels to the roof covering and provide an eaves height of approximately 4.6 metres, rising to approximately 6.7 metres approx.



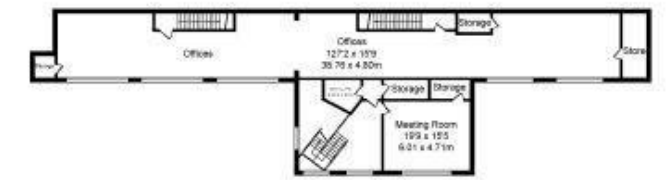
Accommodation: Floor plan below, not to scale and provided for indicative purposes only.

Total Approx. Floor Area 34815 Sq.ft. (3234.4 Sq.M.)

Surveyed and drawn by Lets Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 32071 Sq.Ft (2979.5 Sq.M.)



First Floor
Approx. Floor Area 2744 Sq.Ft (254.9 Sq.M.)

Site Area: The total site area extends to approximately 2.28 acres (subject to confirmation with the deeds) providing a low site coverage of approximately 30%.

Rental: £181,000 Per Annum Exclusive.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all tenants/purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective tenant/purchaser.

VAT: All rentals where quoted are exclusive of but will be subject to VAT.

Legal: Each party will be responsible for their own legal costs incurred in the transaction.

Business Rates: The property currently has a Rateable Value of £71,500.

The Tenant would be responsible for the payment of Business Rates.

EPC: A copy of the EPC is available on request (Energy Rating C), valid until September 2030.



Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345

For further information or to arrange a viewing, please contact:

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