

OPEN STORAGE | HARDSTANDING SITE



## Land, Potter Point, Pimbo Industrial Estate, Skelmersdale, WN8 9AW

Duel gated yard area / hard standing storage available!

### Summary

Tenure	To Let
Available Size	0.90 Acres / 0.36 Hectares
Rent	£40,000 per annum
EPC Rating	Upon Enquiry

### Key Points

- Hard standing site available
- Secure estate
- Services available
- Open storage
- Duel gatted plot
- Within 0.25 miles if J5 of the M58

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## Summary

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Rent	£40,000 per annum
EPC Rating	Upon Enquiry

## Description

Rare opportunity to lease this open storage/hardstanding site on the popular Potter Point, Pimbo Industrial Estate.

## Location

Situated on Potter Place which is located on the well established Pimbo Industrial Estate, Potter Place is accessed directly off Pimbo Road (A577) which provides direct access to J5 of the M58 (0.25 miles), which leads to the J26 of the M6 motorway (2 miles). Skelmersdale town centre lies approximately 1.5 miles to the North West.

## Site Size

We understand the site is 0.9 acres.

## Terms

Available to rent on a new full repairing and insuring lease on terms to be agreed.

## VAT

All figures are quoted exclusive of VAT and may be charged at the prevailing rate.

## Rateable Value

Any interested parties are to make their own enquiries with West Lancashire Borough Council.

## Viewings

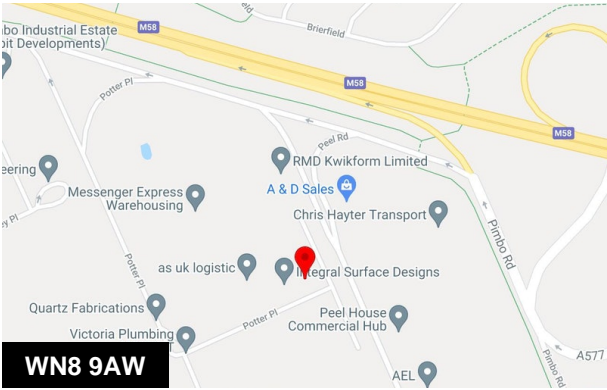
For viewings or further information please contact Josh Ramplin. Viewings by appointment only.

## Legal Cost

Each party to bear their own legal costs.

## Tenure

The site is Leasehold.



## Viewing & Further Information



**Josh Ramplin**  
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josh@sixteenrealestate.com

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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