

FOR SALE - INDUSTRIAL

2 KESTREL PLACE

Guys Industrial Estate South, Ormskirk, L40 8AB



Key Highlights

- 51,939 sq ft
- Profile metal sheet cladding elevations
- 7.5m eaves
- Office accommodation
- Steel portal frame construction
- Drive in roller shutter doors
- 10% roof lights
- Secure yard area

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Description

The property benefits from the following specification

- Steel frame construction
- Brick walls over clad with profile metal sheet cladding elevations
- Eaves height of 7.5 metres.
- 10% roof lights
- Drive in roller shutter doors
- Kitchen / welcome area for Karting business
- Secure yard area.
- Concrete floor
- WCs
- Office accommodation



Location

Kestrel Park is located on Guys Industrial Estate, Burscough, an established industrial area in West Lancashire. The site benefits from being approximately 7 miles north of the M58 motorway and has immediate access onto the A59. The estate is located in close proximity to Ringtail retail park.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	6,923	643.17	Available
Unit - 2	7,008	651.06	Available
Unit - 3	34,104	3,168.37	Available
Unit - 4	3,904	362.69	Available
Total	51,939	4,825.29	



Terms

The property is available by way of a short term lease back to the existing occupier or vacant possession.

Planning Status

The property has planning permission to change the use of the property from D2 to B2/B and sub divide the space. The application can be found on West Lancashire Borough Council website - 2018/0408/FUL.

EPC

Available on request.

Business Rates

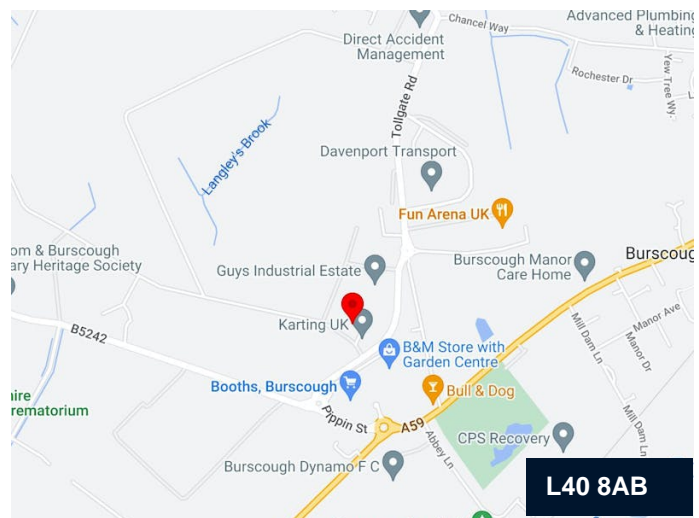
Rates payable: £126 per sq ft

Contact

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