

## UNIT 1B, MAPLE COURT, WHITE MOSS BUSINESS PARK, SKELMERSDALE, LANCASHIRE, WN8 9TW



**2,028 Sq Ft (188.40 Sq M)**

- **AIR CONDITIONED GRADE A OFFICES ADJACENT TO JUNCTION 4 OF THE M58 MOTORWAY**
- **EXCELLENT CAR PARKING AND FACILITIES**
- **ELECTRICAL VEHICLE CHARGING POINTS**



**0161 763 0828**



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[@NolanRedshaw](https://twitter.com/NolanRedshaw)

## LOCATION

The premises are situated within the successful Maple Court development within Whitemoss Business Park in Skelmersdale, West Lancashire.

The premises are adjacent to junction 4 of the M58 motorway, which provides quick access to the M6 motorway at junction 26, which is less than 5 miles to the East.

Whitemoss is an attractive Business Park with attractive views on to the Lancashire Plain.

Skelmersdale is home to a number of international businesses such as SCA Hygiene ; Proctor and Gamble ; Pepsico and Hotter Shoes.

## DESCRIPTION

Maple Court is an exclusive quality office development at Whitemoss Business Park, immediately adjacent to Junction 4 of the M58 and the West Lancashire Technology and Investment Centre.

The offices provide air conditioned Grade A offices with modern facilities, set in a landscaped development and overlooking open countryside.

Unit 1B is a self contained unit, with skirting trunking and has recently been redecorated.

## ACCOMMODATION

	Sq. ft.	Sq. m.
<b>Unit 1B</b>		
<b>Total</b>	<b>2,028</b>	<b>188.40</b>

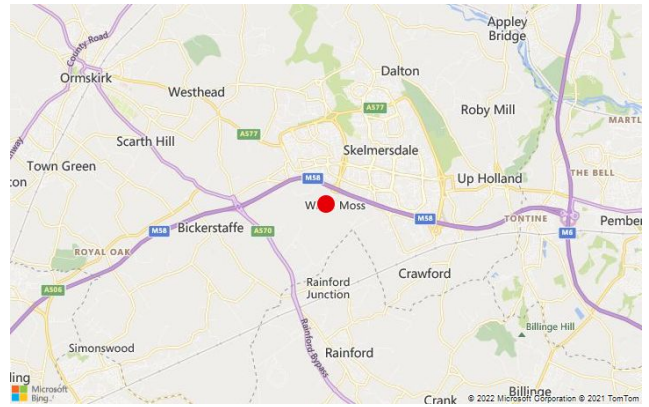
(Measurements to be confirmed)

## SERVICES

All main services are installed, including air conditioning.

## SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.



## RENTAL / PRICE

The premises are available on a leasehold or freehold basis.

Rental: £28,100 pax.

Price: £360,000

## SERVICE CHARGE

A service charge is levied to cover maintenance of external areas.

## CAR PARKING

9 parking spaces are available, further car parking spaces are available to lease by negotiation.

## LEGAL FEES

Each party to be responsible for their own legal fees.

## RATES

Please see attached extraction from the Valuation Office.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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## VAT

Rents and prices where quoted, are exclusive of, but are liable to VAT at the prevailing rate.

## EPC

The property has an Energy Performance Rating of A.

## VIEWING

Strictly by appointment with the sole agents.  
Nolan Redshaw

Contact: Paul Nolan  
Tel: 0161 763 0822  
Email: [paul@nolanredshaw.co.uk](mailto:paul@nolanredshaw.co.uk)

Contact: Jonathan Pickles  
Tel: 0161 763 0825  
Email: [jonathan@nolanredshaw.co.uk](mailto:jonathan@nolanredshaw.co.uk)

## ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.

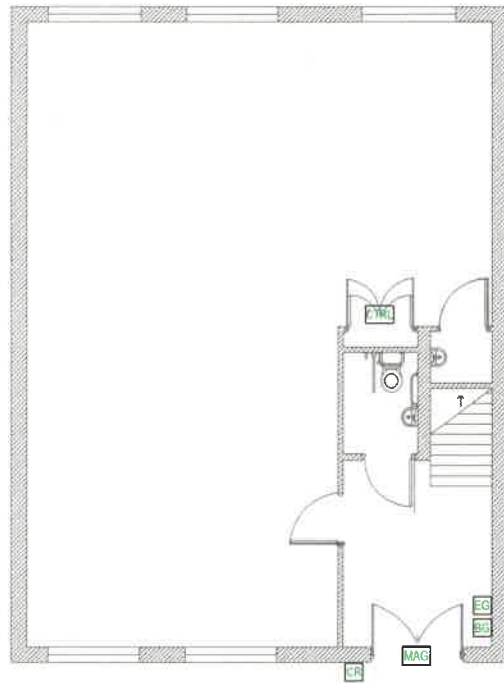


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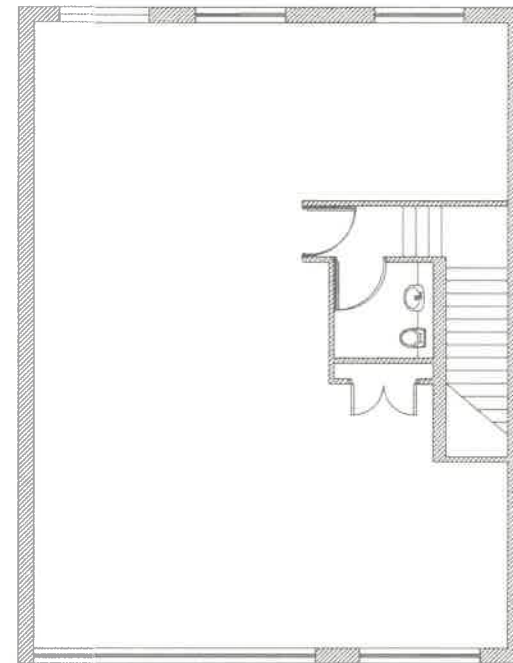


 **0161 763 0828**





Ground Floor



1st Floor

CLIENT  
**ADT WORKPLACE**

STRUCTURAL ENGINEER

SERVICES ENGINEER

CONSULTANT

**LEGEND:**

	Card Reader
	Access Controller
	Egress Button
	Green Break Glass
	Maglock

Rev.	Description	Date
AF	As Fitted Issue	08.02.2023

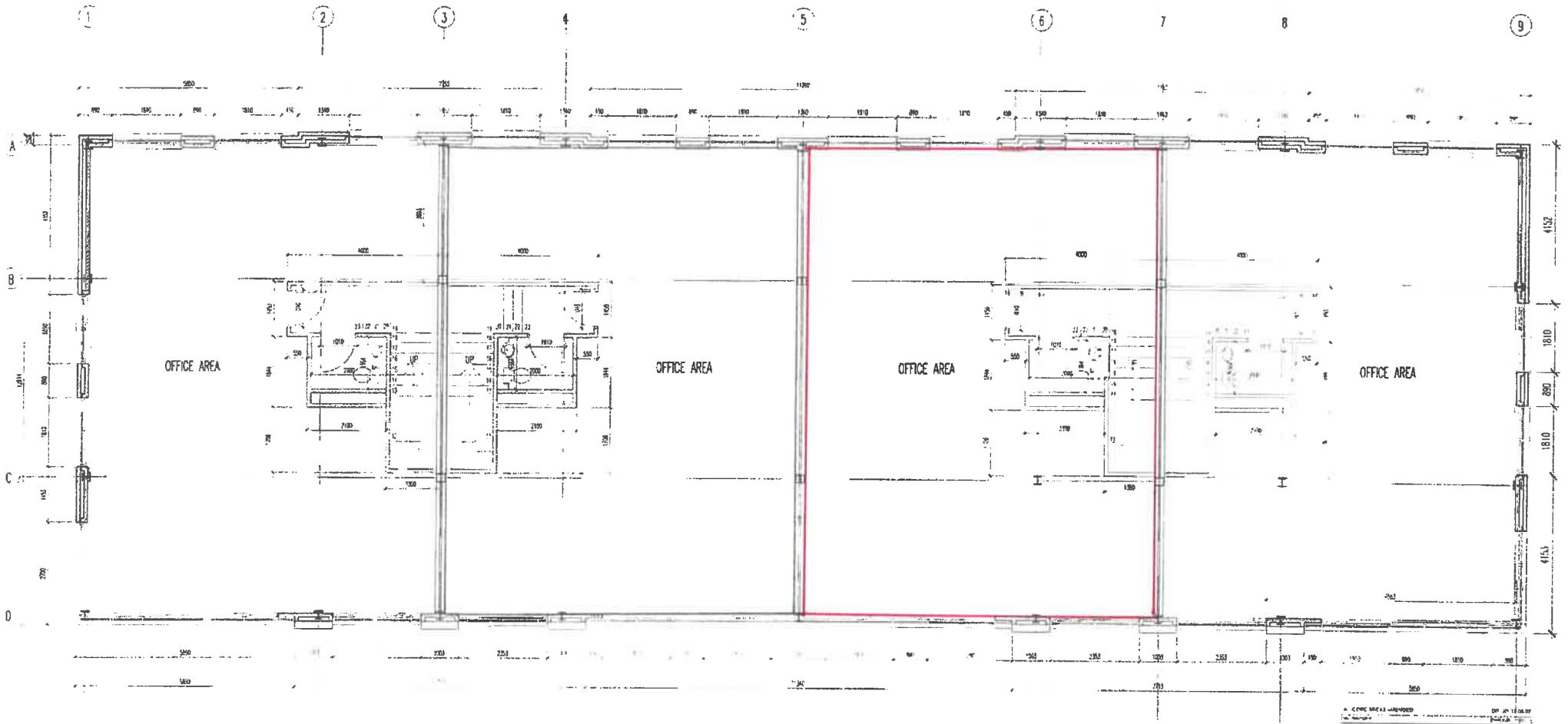


PROJECT  
**UNITS 1b,  
SKELMERSDALE MAPLE COURT  
BUSINESS PARK**

DRAWING TITLE  
**ELECTRICAL SERVICES  
AS FITTED SECURITY LAYOUT**

SSEP 1156 - 1B - SEC - 01





A CONC AREA UNRECORDED ON 11/10/07  
 10/10/07  
 10/10/07

DRAFT COPY

<b>METIER PROPERTY HOLDINGS</b>			
WHITE MOSS BUSINESS PARK			
PLAN NO	PROJECT NO	DATE	
6472	L(20)101	A	
<b>FIRST FLOOR PLAN</b>			
<b>BLOCK 1</b>			
SCALE	DATE	BY	CHECKED BY
1:50@A1	29.02.07	DP	JP
<small>           DRAWN BY: [ ] ARCHITECT: [ ] ENGINEER: [ ] SURVEYOR: [ ]         </small>			
<small>           ARCHITECT: RHOODES WALKER            100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000         </small>			

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Property

# Unit 1b, Maple Court, Maple View, White Moss Business Park, Skelmersdale, Lancs, WN8 9TW

## Contents

- [Valuation](#)
- [Help with current valuation](#)
- [Compare properties](#)

## Valuation

Current rateable value (1 April 2023 to present)

£25,250

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

## Valuations for this property

Valuations <a href="#">Help with Valuations</a>	Effective date <a href="#">Help with Effective date</a>	Rateable value
<b>CURRENT</b> 1 April 2023 to present	1 April 2023	£25,250
<b>PREVIOUS</b> <a href="#">13 September 2022 to 31 March 2023</a>	1 July 2022	£21,750

Show all sections

Valuation details , Show

How the rateable value is calculated , Show

[Get help with this valuation](#)



# Energy performance certificate (EPC)

1b Maple Court  
Maple View  
Whitemoss Business Park  
SKELMERSDALE  
WN8 9TW

Energy rating

**A**

Valid until: **13 February 2033**

Certificate number: **2831-2244-4677-2899-6618**

Property type

Offices and Workshop Businesses

Total floor area

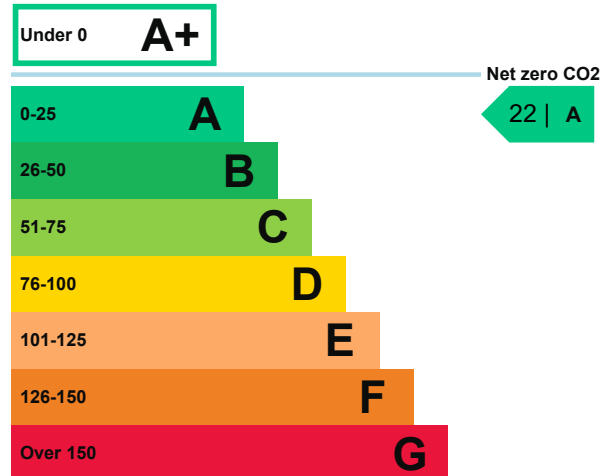
235 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is A.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

9 | A

If typical of the existing stock

36 | B

# Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	6.05
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Primary energy use (kWh/m <sup>2</sup> per year)	65
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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7051-1867-8122-6248-6132\)](#).

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# Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

Assessor's name	James leggat
Telephone	0800 566 8001
Email	<a href="mailto:info@justepc.co.uk">info@justepc.co.uk</a>

## Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/019180
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## Assessment details

Employer	Just EPC
Employer address	Office Suite 6, 485 Oldham Road
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	31 January 2023
Date of certificate	14 February 2023

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