

AGRICULTURE HOUSE, 1 MOSS LANE VIEW, SKELMERSDALE, WN8 9TL



4,291 Sq Ft (398.63 Sq M)

- **DETACHED MODERN SINGLE STOREY OFFICE BUILDING**
- **ADJACENT TO JUNCTION J4 M58**
- **SUITABLE FOR ALTERNATIVE USES (STP)**
- **EXCELLENT CAR PARKING**



LOCATION

The premises are situated immediately adjacent to Junction 4 of the M58 Motorway, which provides excellent access to the M6 Motorway at Junction 26. The property is therefore ideal to serve the Western side of Greater Manchester, Merseyside and also major centres such as Warrington to the South.

DESCRIPTION

The property comprises of a traditionally constructed modern single storey detached office building, with traditional cavity brick and concrete block walls to the elevations with a Roman style concrete tiled roof. The windows are powder coated aluminium.

The premises have a feature entrance to the front corner of the premises, with a recessed doorway, and internally provide a mixture of open plan and cellular office accommodation. There are also conference facilities, W.C's, kitchen, and a dining area.

Externally, there is hot rolled asphalt car parking with approximately 72 spaces, the whole site is attractive and landscaped with semi mature trees, lawns and feature landscaping strips. There is a detached garage / store in the grounds of the premises with two roller shutter doors.

ACCOMMODATION

| | Sq. Ft. | Sq. M. |
|----------------------|--------------|---------------|
| Ground Floor Offices | 4,291 | 398.63 |
| Garage | Not Measured | |
| Total Area | 4,291 | 398.63 |

(Measurements to be confirmed)

SERVICES

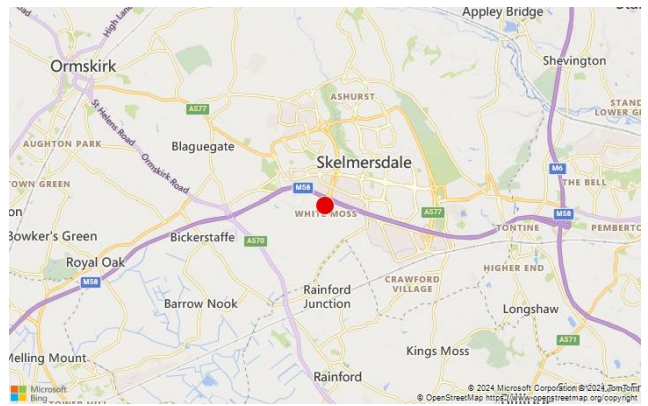
All main services are installed, with the exception of gas. The premises are heated by way of an oil fired central heating boiler, and there is part air conditioning.

SERVICES RESPONSIBILITY

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

RENTAL

£47,250 pax



LEASE TERMS

The premises are available by way of a new full repairing and insuring lease, for a term to be negotiated.

RATES

Details of the separate assessments can be provided on request.

LEGAL FEES

Each party to be responsible for their own legal fees.

EPC

The property has an Energy Performance Rating of C

VIEWING

Strictly by appointment with the joint agents.

NOLAN REDSHAW

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BURLEY BROWNE

Contact: David Hemming
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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.



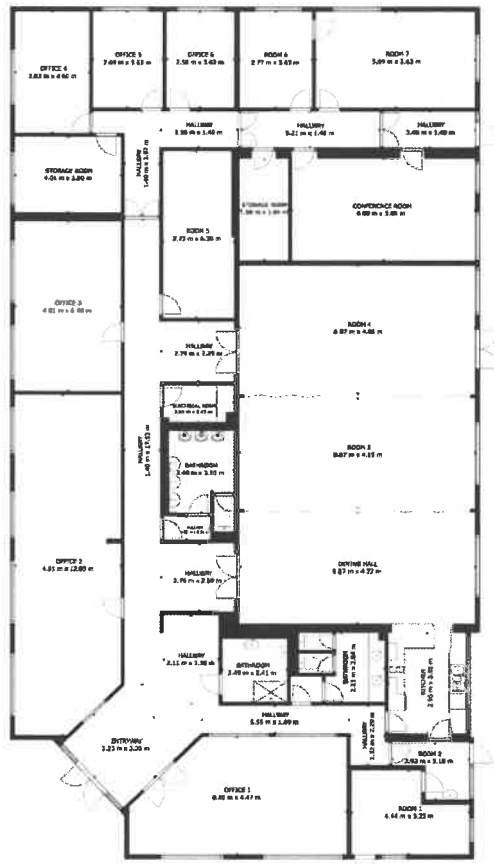
1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 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.



0161 763 0828







GROSS INTERNAL AREA
 FLOOR 1: 532.6 m²
 TOTAL: 532.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL FIGURES



Energy performance certificate (EPC)

| | | |
|---|---------------|---|
| 1 Moss Lane View SKELMERSDALE WN8 9TL | Energy rating | Valid until: 12 October 2031 |
| | C | Certificate number: 2268-7703-2692-9902-0957 |

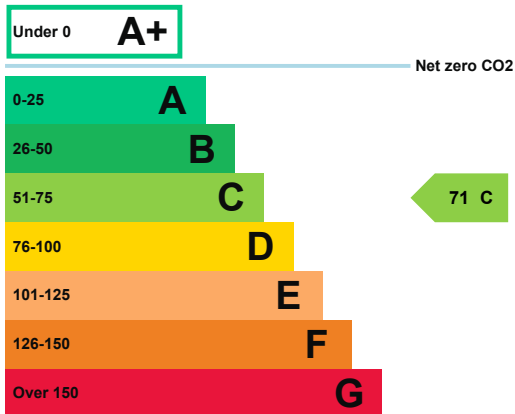
| | |
|------------------|------------------------------------|
| Property type | B1 Offices and Workshop businesses |
| Total floor area | 531 square metres |

Rules on letting this property

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

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

32 B

If typical of the existing stock

94 D