

UNIT  
**5**

POTTER POINT  
PIMBO INDUSTRIAL ESTATE  
SKELMERSDALE

**B8**

0151 675 5000

[www.b8re.com](http://www.b8re.com)

TO LET

WN8 9PW



17,452 SQ FT (1,621 SQ M) - MODERN INDUSTRIAL UNIT



## LOCATION

Potter Point 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.

## DESCRIPTION

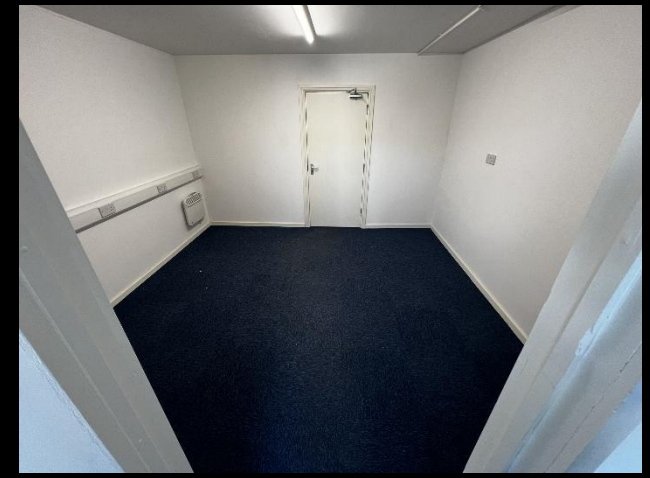
Single bay unit which benefits from the following specification:-

- Steel portal frame construction
- Profile metal clad elevations
- 1no. level loading doors – 4m (W) x 5m (H)
- 4.6m eaves height (To underside of haunch)
- 5.5m clear eaves height
- 3 phase electricity
- Ground and First Floor pod office
- Kitchnette / Canteen at Ground Floor
- WC's at Ground Floor

## ACCOMMODATION

We have measured the property in accordance with RICS Property Measurement 2nd Edition and calculate the property to extend to the following Gross Internal Area as defined by The Code of Measuring Practice 6<sup>th</sup> Edition:-

| DESCRIPTION          | SQ M         | SQ FT         |
|----------------------|--------------|---------------|
| WAREHOUSE            | 1,556        | 16,750        |
| GROUND FLOOR OFFICES | 65.21        | 702           |
| <b>TOTAL</b>         | <b>1,621</b> | <b>17,452</b> |







## TERMS

New Full Repairing and Insuring lease

## EPC

Rating – C (59)

## TENURE

Leasehold

## LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

## ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors.

This is to help combat fraud and money laundering, and the requirements are contained in statute.

## CONTACT

For further information please contact:-

**Alex Perratt**  
[alex@b8re.com](mailto:alex@b8re.com)  
 07951 277 612

**Thomas Marriott**  
[thomas@b8re.com](mailto:thomas@b8re.com)  
 07769 250 494



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