

TO LET – INDUSTRIAL UNIT

6 PENDLE COURT | PENDLE PLACE | WEST PIMBO INDUSTRIAL ESTATE | SKELMERSDALE | WN8 9PN

Mason
Partners



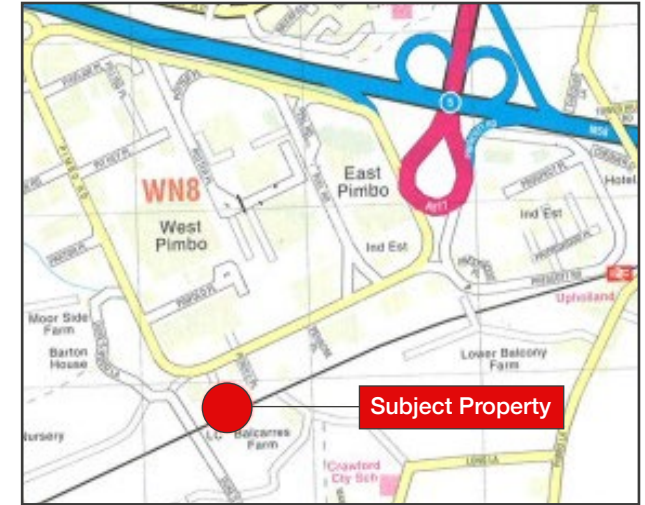
MODERN INDUSTRIAL UNIT WITH OFFICES - 5,167 SQ FT (480.03 SQ M)

- High specification unit
- Integral office accommodation
- Excellent motorway access
- Minimum eaves height 6.59 metres
- Generous loading/parking forecourt
- Good quality estate

LOCATION

Pendle Court is situated off Pimbo Road, the arterial route serving the western part of Pimbo Industrial Estate.

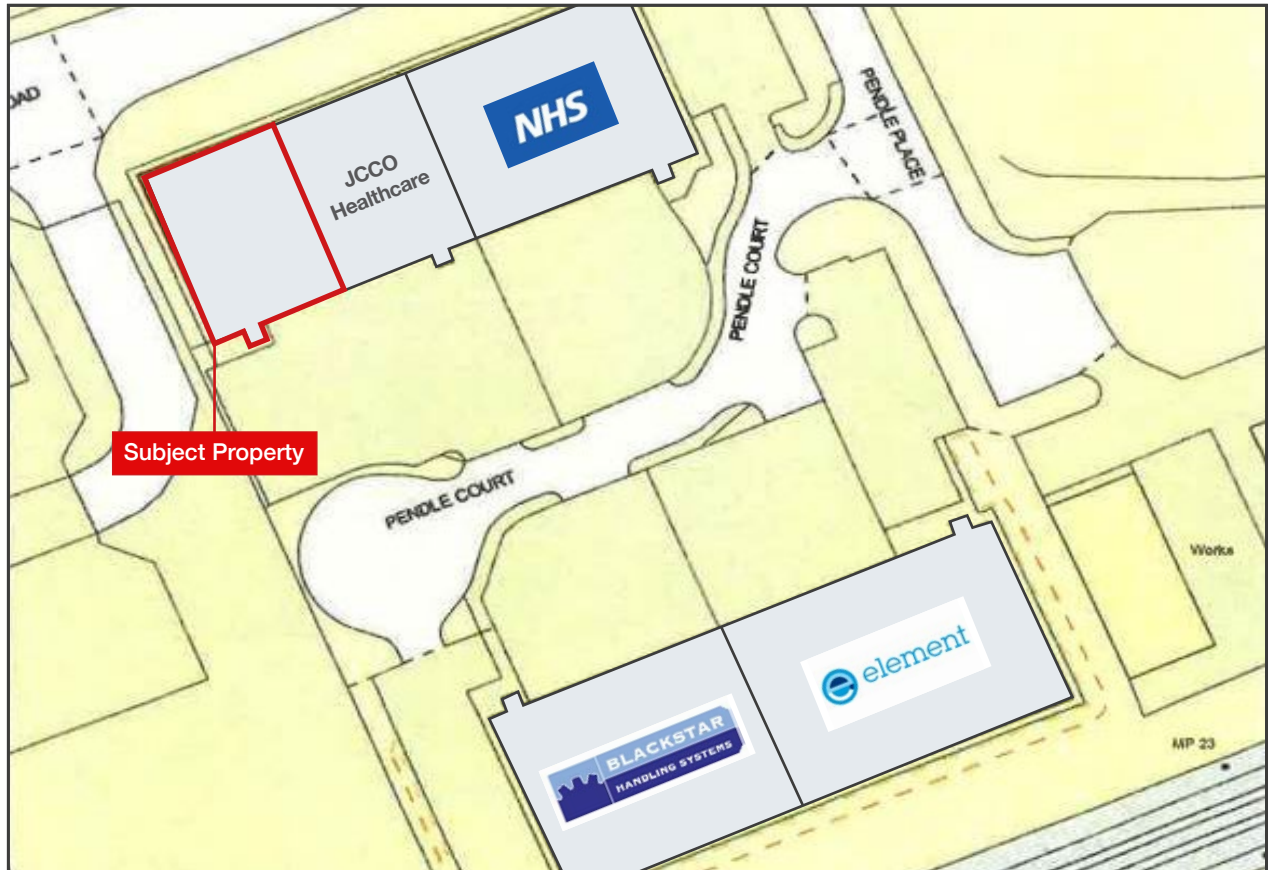
Road communications are excellent, the unit being situated approximately ¼ mile from Junction 5 of the M58 motorway which provides links with the M6, the M57 and the national motorway network.



DESCRIPTION

Unit 6 comprises end of terrace unit in a modern high quality estate. The building is of steel portal frame construction clad with profiled metal sheeting under a profiled clad roof with approximately 10% roof lights.

Warehouse loading and access is via an electrically operated roller shutter door. The unit has an eaves height of 6.59 metres (21'6"). A separate entrance lobby provides pedestrian access to the reception and office accommodation. The office is fitted with central heating, carpeting and suspended ceilings with recessed fluorescent strip lighting. Externally there is a large gated loading yard shared with Unit 4.



ACCOMMODATION

The unit has the following Gross Internal Area:

| | | |
|--|--------------------|--------------------|
| Warehouse (including ground floor office & ancillary) | 5,167 sq ft | 480.03 sq m |
|--|--------------------|--------------------|

TERMS

The premises are available to let by way of a new full repairing and insuring lease at a rent of £35,000 per annum exclusive for a term of years to be agreed. Further details are available upon request.

BUSINESS RATES

The property is entered in the Rating List as "Warehouse & Premises" with a Rateable Value of £25,500. The rates payable for the year ending 31/3/24 are estimated to be £12,725 but we recommend interested parties verify the liability with the local rating authority.

EPC

C-71

VAT

All prices and rentals quoted are exclusive of but may be liable to VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

SUBJECT TO CONTRACT

Date of Publication - February 2024.



VIEWINGS

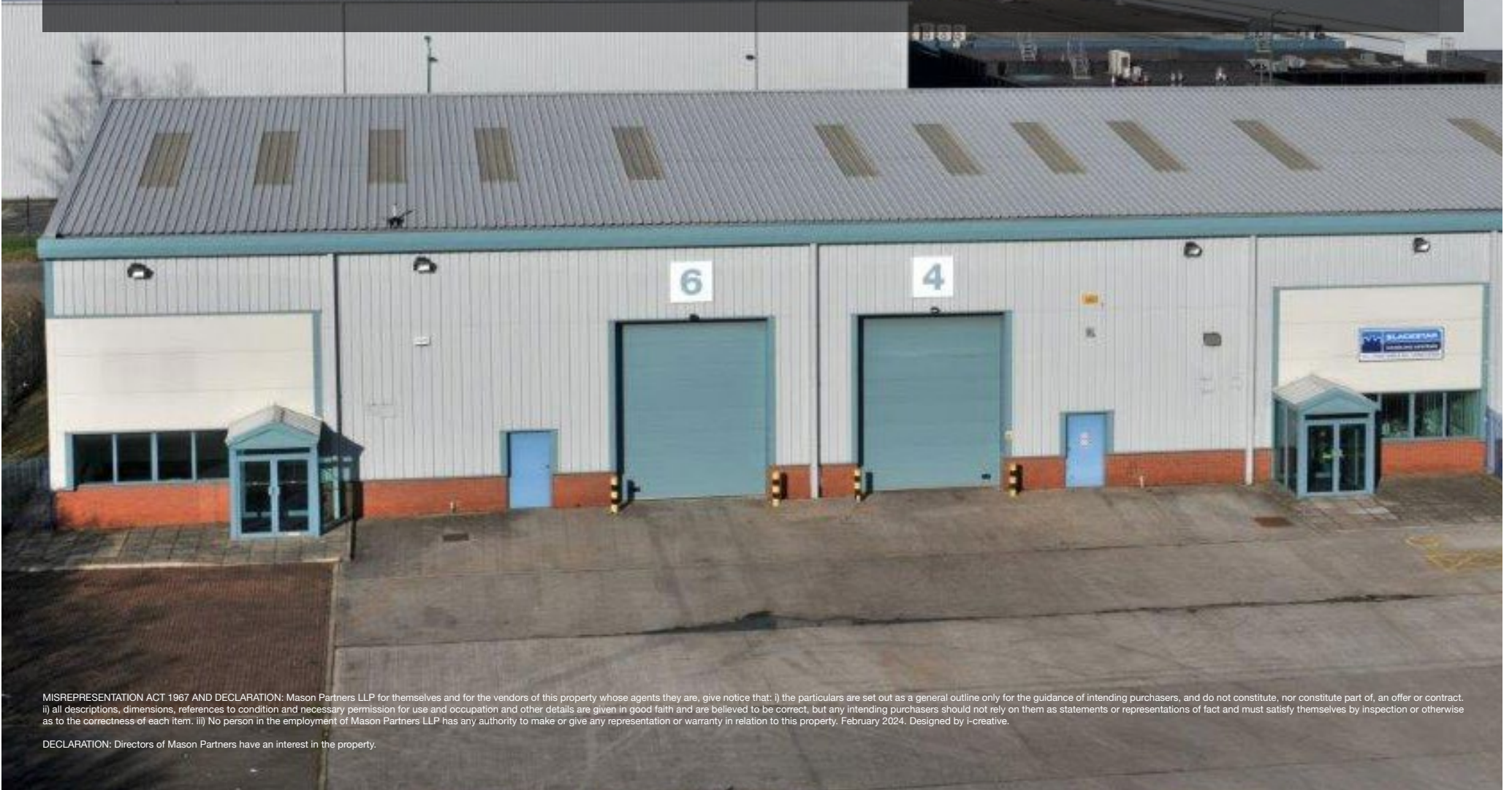
Strictly by prior appointment with the agent:

JON SWAIN

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