

INDUSTRIAL

The Portal, Bridgewater Close, Network 65
Business Park, Burnley, BB11 5TT
burnley@tdawson.co.uk

FOR SALE / TO LET

NEW BUILD WAREHOUSE / MANUFACTURING FACILITY

2,952 SQ.M. (31,780 SQ.FT.)

JUNCTION 4, M58

EXTENSIVE YARD AND PARKING



UNIT 2 DEGRAVE HOUSE
MAPLE VIEW
WHITE MOSS BUSINESS PARK
SKELMERSDALE
WN8 9TQ

LOCATION

Situated immediately off Junction 4 of the M58 within White Moss Business Park.

The M58 is one of the main motorway links into Liverpool from the M6. White Moss Business Park is approximately two miles to the South of Skelmersdale and four miles from Junction 26 of the M6.

DESCRIPTION

New build warehouse / manufacturing facility of portal frame construction clad externally in insulated profile sheet metal. Access to the property is via two loading doors on the front elevation. Internally concrete floor, eaves height of approximately 8m.

To the front of the building is an extensive concrete yard area with a further tarmac surfaced car park for approximately 30 vehicles.

The property will be constructed to a shell finish ready for occupier fit out. If the property is leased then the landlord is prepared to agree a landlord's fit out subject to terms agreed.

ACCOMMODATION

GIA	2,952 sq.m.	31,780 sq.ft.
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SERVICES

All mains services will be available including three phase electricity.

SERVICES RESPONSIBILITY

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

PLANNING

It is the prospective purchaser's/tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

RATING

The property will have to be assessed upon occupation. An estimate can be provided if required.

PRICE

Upon request.

RENTAL

£6.50 per sq.ft.

The rental will be payable quarterly in advance and is quoted exclusive of VAT.

LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

VAT

VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



