

TO BE REFURBISHED

**AVAILABLE
DECEMBER 2026**

TO LET Detached Industrial/Warehouse Facility
76,637 sq.ft (7,119.8 sq.m)

1 Penrose Place, Pimbo Industrial Estate, Skelmersdale, WN9 9TA

- Large secure loading area and dedicated car parking for up to 60 vehicles
- Site extends to approximately 5.85 acres
- Full clearance height of 6.0m
- 4 level access loading doors (2 underneath canopies)
- Large power capacity

M **M[®]Core**
LCP UK

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400123**

lcpgroup.co.uk



1 Penrose Place, Pimbo Industrial Estate, Skelmersdale, WN9 9TA

Areas (Approx. Gross Internal)

TOTAL	76,637 sq.ft	(7,119.8 sq.m)
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Description:

- 6.0m clear internal height
- 4 level access loading doors, including 2 beneath canopies
- 866 KVA / 1,250 AMP power supply
- Large secure service yard and loading area
- Dedicated parking for up to 60 vehicles
- Site extends to approximately 5.85 acres

Rent POA

Business Rates

Rateable Value: £173,000
Rates Payable: Approx £87,884

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

EPC - C. Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use. The properties are considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - WN9 9TA

Skelmersdale is a prime North West industrial location, situated between Liverpool, Manchester and Warrington. Benefiting from a strong labour pool and excellent transport links, the property offers immediate access to the M58 motorway, with the M6 (J26) just 5 miles away and the M57/M58 interchange within 9 miles.



Viewing

Strictly via prior appointment
with the appointed agents:



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