



# Pikelaw Place

Single storey workshop / industrial units



50 Sq M to 295 Sq M  
(538 Sq Ft to 3,175 Sq Ft)

## To Let

Units 3, 5, 7, 8, 9, 10, 11, 12 & 13  
Pikelaw Place  
Pimbo Industrial Estate,  
Skelmersdale, WN8 9SX

# Pikelaw Place



## Description

These units offer a single storey workshop/light industrial facility. The walls are of brick and block construction, under a corrugated asbestos sheet roof, which has been overlaid with profile metal sheeting.

The interior of each unit varies, with the smallest offering basic W/C facilities and the larger with office and trade counter facilities.

All premises benefit from a three-phase electric supply.

There is unallocated onsite communal parking.

## Location

Pikelaw Place is located off Pimbo Road, West Pimbo, Skelmersdale and has direct access to J5 of the M58 motorway. The premises benefit from excellent links throughout the region with the M58 connecting with Junction J26 of the M6 to the east and the M57 to the west.

Location Maps with SAT NAV reference: WN8 9PP



## Accommodation

Individual units vary between 538 Sq Ft and 796 Sq Ft with the capacity for combined occupation.

## Rates

The occupier will be responsible for all rates payable. Please contact West Lancashire Borough Council's Business Rates department for further details.

## Terms & Availability

The units are available to let on a full repairing and insuring lease on flexible terms. Please contact West Lancashire Borough Council's Estates department for further details.

## Service Charge

A Service Charge is payable as a contribution towards the Landlord's costs in maintaining the common parts of the estate, including landscaping.

## Planning

Planning permission has been granted for B1, B2 & B8 (General Industrial) use.

## Legal Costs

Prospective tenants will be expected to contribute towards the cost of the preparation and completion of the leases and counterpart.

## VAT

All prices, outgoings and rentals are quoted free of, but maybe liable to VAT.

## Viewing

Strictly by appointment with the Borough Council's Estates Department.

## Further information

Planning, Regeneration & Estates, West Lancashire Borough Council  
West Lancashire Investment Centre, Maple View  
White Moss Business Park, Skelmersdale, West Lancashire. WN8 9TG

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