

# UNIT 7/8 PEEL ROAD

## PIMBO INDUSTRIAL ESTATE

SKELMERSDALE WN8 9PT

# WAREHOUSE & PRODUCTION UNIT TO LET



- One Minute from J5 | M58
- Five Minutes from J26 | M6
- Large Enclosed Yard (65m x 60m)
- 5.7m Minimum Eaves
- Dock and Ground Level Access
- Economic Rental
- Fully racked-out warehouse area

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### LOCATION

Skelmersdale was the Northwest's first designated new town in 1961. It is strategically located on the M58 motorway, midway between Liverpool and Manchester, set in attractive Lancashire countryside and is readily accessible from all parts of the Northwest via the motorway network.

The M58 links in to the M6 approximately 2 miles east of Junction 26. Peel Road is located on the eastern side of Pimbo Industrial Estate.

Pimbo Industrial Estate is a well-laid out industrial estate where occupiers include the Procter & Gamble, Carrylift Group, Pepsico International, Flow-tech and SCA.

### DESCRIPTION

The property comprises a semi detached industrial/warehouse unit of steel portal framed construction in two bays. The warehouse has full height metal cladding with a block work internal wall.

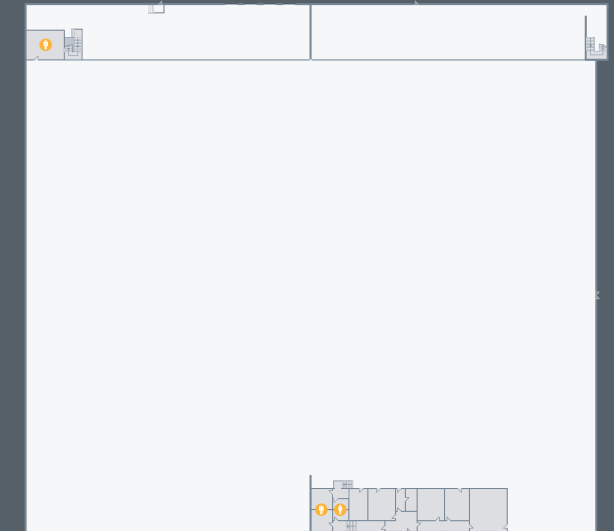
Internally the warehouse benefits from LED lighting. Loading is provided via 4 tailgate loading doors and 2 ground level doors. The minimum eaves height is 5.7m.

At the front, the building benefits from a ground floor reception, office suites of various sizes and WC facilities.

The building benefits from a fully enclosed yard (approx. 65m x 60m), secured with palisade fencing.

### TENURE

The property is immediately available on a lease term to be agreed.



Warehouse area

### ACCOMMODATION

Warehouse	60,833 sqft	(5,652 sqm)
Ground Floor Offices	1,744 sqft	(162 sqm)
<b>Total</b>	<b>62,577 sqft</b>	<b>(5,814 sqm)</b>

### CONTACT US

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