

TO LET

- Substantial Industrial Warehouse with Contemporary Offices
- 34,815 sq.ft. (GIA) of adaptable space
- Secure Yard and Ample Parking Provisions
- Direct Connectivity to M58, Junction 5 via Pimbo Road

**3-5 PADDOCK ROAD
WEST PIMBO
SKELMERSDALE
LANCASHIRE
WN8 9PL**





LOCATION

3-5 Paddock Road is strategically positioned on Paddock Road within the well-established West Pimbo Industrial Estate in Skelmersdale, a prime industrial and distribution hub in the Northwest. Skelmersdale offers excellent transport connectivity, with the M58 motorway just 1.5 miles away.

The M58 motorway runs along the south of Skelmersdale, linking to the M6 for swift access to the rest of the UK, while the nearby Switch Island interchange provides connections to the M57 and M62, offering direct routes to Liverpool, Manchester. Moreover, the area is also well-served by local amenities, and the nearby towns of Wigan and St Helens provide additional facilities.

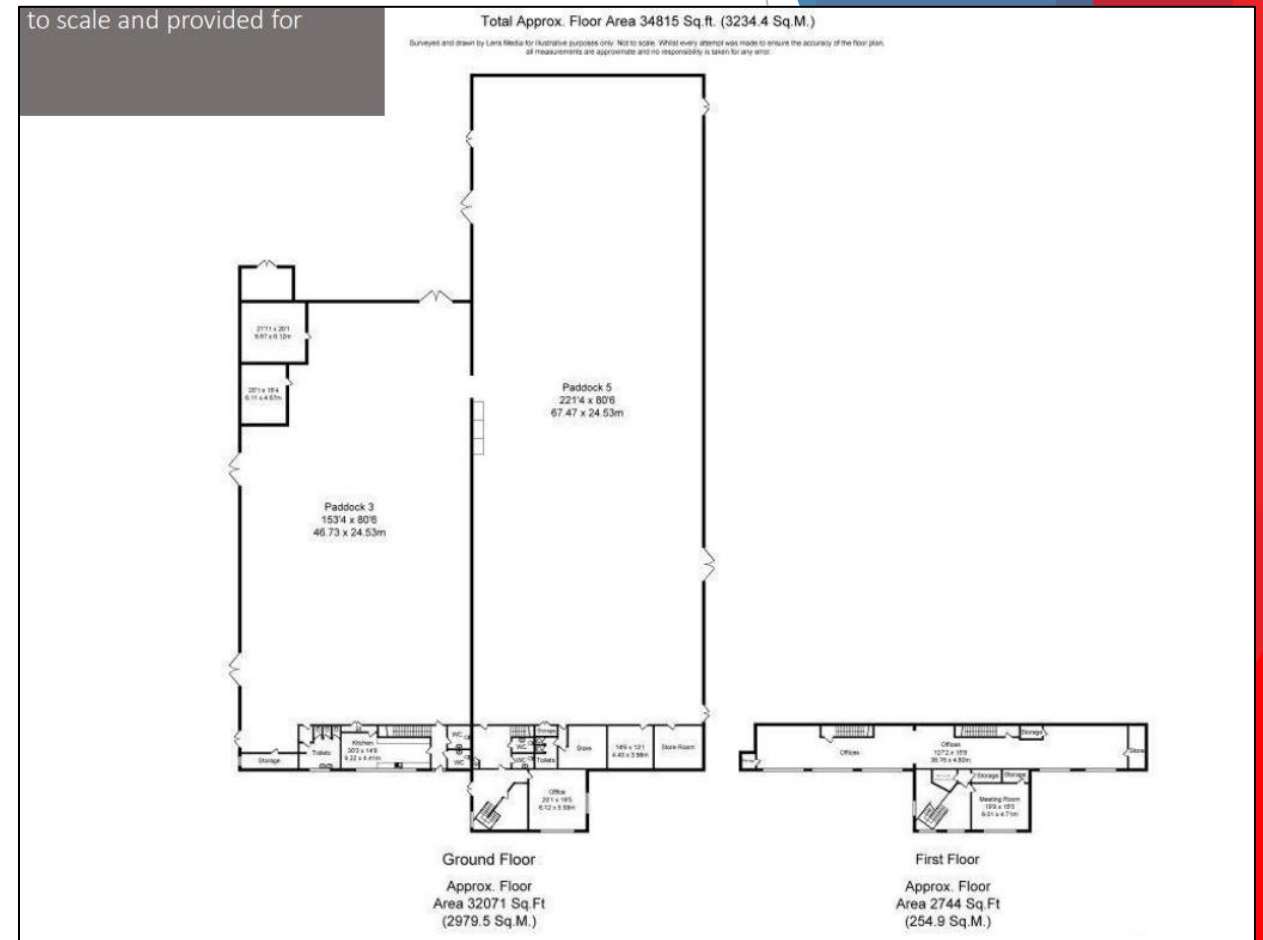
FLOOR AREAS

Warehouse 1	12,339 sq.ft.	(1,146.3 sq.m.)
Warehouse 2	17,185 sq.ft.	(1,596.5 sq.m.)
Ground Floor Offices	1,917 sq.ft.	(178.1 sq.m.)
First Floor Offices	2,744 sq.ft.	(254.9 sq.m.)
Total	34,815 sq.ft.	(3,175.8 sq.m.)

Consideration will be given to letting Warehouse 2, with the associated offices, separately.

SITE AREA

Measured using an Ordnance Survey plan we estimate that the site extends to approximately 2.28 acres.



DESCRIPTION

3-5 Paddock Road consists of a large industrial/warehouse building, featuring modern office space integrated into both the ground and first floors through later additions.

The property occupies a flat rectangular plot that allows for easy manoeuvrability and multiple entry points for delivery and logistical purposes. The access points are strategically located at the sides and rear of the site, ensuring efficient loading and unloading operations. At the rear of Unit 3, a secure yard area provides additional space for storage or vehicle access, enhancing the operational flexibility of the site.

The primary industrial areas are housed within two steel-framed buildings. The exteriors are clad in resilient profiled metal sheeting, offering robust protection from the elements. Inside, the warehouse spaces feature solid concrete floors and generous ceiling heights, ranging from 4.6 metres at the lowest point to 6.7 metres at the apex, capable of accommodating a variety of equipment and machinery.

Translucent roof panels provide good levels of natural light reducing the need for artificial lighting during daytime operations. Additionally, energy-efficient fluorescent strip lighting is installed throughout the space for consistent lighting.

The office spaces cover both the ground and first floors, offering a modern working environment. Access to the first floor is provided by a central staircase, which connects the main pedestrian entrance to the upper level.

The first-floor office area is fitted with double-glazed windows, central heating, and a mix of carpet and vinyl flooring for a professional finish. Additional features include a spacious boardroom and a kitchen area, conveniently located for staff. Visitors and employees also have access to WC facilities to the ground floor.

There is direct internal access from the offices into the adjacent warehouse.



RENT

£181,000 per annum.

EPC

A copy of the EPC is available on request with an Energy Rating of C valid until September 2030.

BUSINESS RATES

Rateable Value - £71,500

VAT

All prices and other figures are quoted net of but maybe subject to the addition of VAT.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

LEGAL COSTS

Each party is to be responsible for their own legal costs and any stamp duty thereon in connection with the transaction.



CONTACT/VIEWING

For any further information please contact the sole agents
Hitchcock Wright & Partners

nickharrop@hwandp.co.uk

Tel No. 0151 227 3400

www.hitchcockwright.co.uk

Details prepared September 2024