



FOR SALE / MAY LET
PRODUCTION/WAREHOUSE UNIT
9,687 SQ FT

UNIT 16 GLEBE ROAD
East Gillibrands Industrial Estate, Skelmersdale, Lancashire, WN8 9JP



GLEBE ROAD

UNIT 16 GLEBE ROAD
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Estate, Skelmersdale,
Lancashire, WN8 9JP

[HOME](#)

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LOCATION

Glebe Road is strategically located close to Junctions 4 & 5 of the M58 Motorway, just 4 miles to the west of Junction 26 of the M6 Motorway and offers direct access to both the regional and national motorway network.

Situated between Liverpool and Manchester, Skelmersdale benefits from a purpose built road system linking well planned industrial estates directly on to the motorway network.

Manchester and Liverpool Airports are both within easy driving distance offering a full range of facilities for both passengers and cargo. The Port of Liverpool and Freeport offer freight facilities to America, Africa, Europe and the Far East and the rail freight terminal linking into Europe is nearby at Seaforth (Liverpool).



**Glebe Road is strategically located close to
Junctions 4 & 5 of the M58 Motorway**



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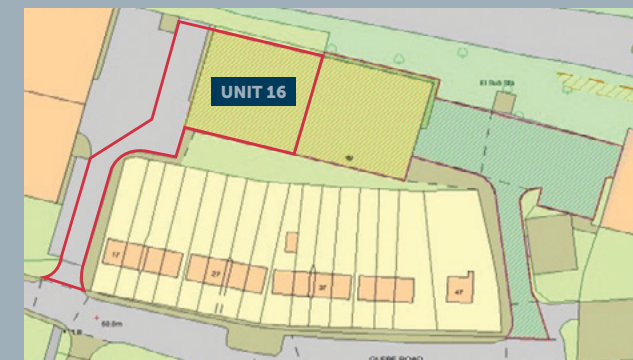


DESCRIPTION

The property benefits from its own entrance/yard area. The building provides an industrial warehouse of steel frame construction with part brick elevations incorporating glazed windows beneath a flat metal profile roof.

The property provides a specification that includes;

- **4.9 m eaves**
- **Full height surface loading doors**
- **Warehouse and office accommodation**
- **Dedicated loading and parking areas**
- **Ancillary kitchen and w/c facilities**
- **200 kva power supply**
- **Fluorescent strip lighting**
- **Surface mounted gas hot air blowers**



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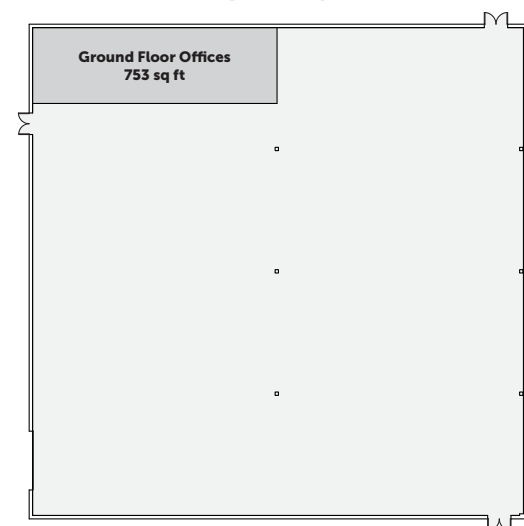
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ACCOMMODATION

Unit	Sq Ft	Sq M
Production/Warehouse Unit 16	8,934	830
Ground Floor Offices	753	70
Total	9,687	900

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EPC

An energy performance certificate is available on request.

RATEABLE VALUE

The unit is currently being re-assessed for rating purposes.

TERMS

The unit is offered for sale on a freehold basis with vacant possession, alternatively consideration may be given to a lease of the unit, by the way of a new FRI lease.

LEGAL COSTS

Each party to be responsible for their own costs in relation to any transaction.

VAT

VAT will be payable at the prevailing rate.

FURTHER INFORMATION

Please contact either of the joint agents.

E: phil.morley@lm6.co.uk
T: 0151 541 2446
M: 07976 288 497

E: tracy@littlerandassociates.co.uk
T: 0161 237 1873
M: 07919 497 922



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