

# Industrial

## For Sale / To Let

### INDUSTRIAL / WAREHOUSE UNIT

10,820 Sq ft (1,005.2 Sq M)



**Unit 1, Selby Place  
Stanley Industrial Estate  
Skelmersdale  
Lancashire, WN8 8EF**

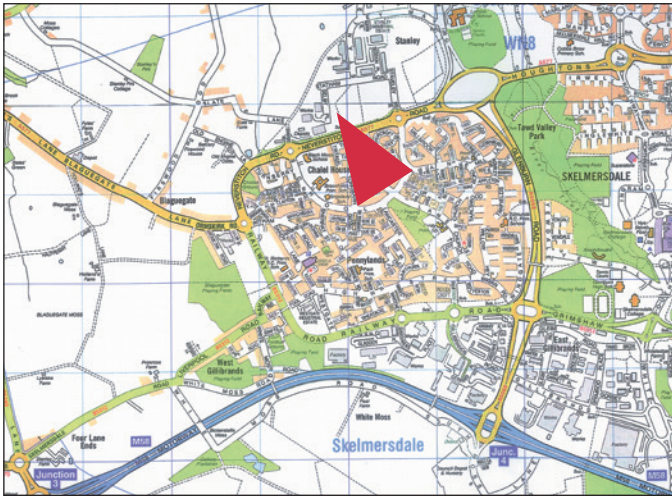
- **Ground and first floor office accommodation**
- **Good Access to motorway network M58/M6**
- **Kitchen and WC facilities**
- **Fenced yard & parking**

**LITTLER  
& ASSOCIATES**

**01942 252803**

[www.littlerandassociates.co.uk](http://www.littlerandassociates.co.uk)

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## Location

The subject premises are located on Selby Place, Skelmersdale. Selby Place forms part of the Stanley Industrial Estate and is a business park location comprising a mix of purpose built industrial and office units. The motorway network is in close proximity, via Junction 4 of the M58 via the A5068, which in turn leads to the M6 to the east and M57 & M62 to the west, providing excellent communications to Liverpool, Preston, Warrington & throughout the North West.

## Description

The property is of modern portal frame construction and benefits from the following features;

- Roller shutter loading door
- Fenced Yard
- Forecourt parking
- Includes offices
- Air conditioned
- Passenger lift

## Accommodation

Ground Floor	5,410 sq ft	502.6 sq m
First Floor	5,410 sq ft	502.6 sq m
<b>Total</b>	<b>10,820 sq ft</b>	<b>1,005.2 sq m</b>

## Services

All mains services are connected to the unit.



## EPC

The premises have an Energy Performance Certificate rating of D89.

## Terms

For Sale, freehold, alternatively our client may consider a letting of the property.

## Price / Rent

On application.

## Viewing

Strictly by appointment with the sole agent Littler & Associates on 01942 252803.

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