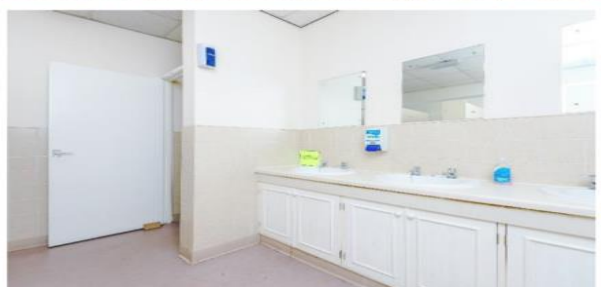


# UNIT 1C GREETBY PLACE, WN8 9UL

## Rent £3,800per month

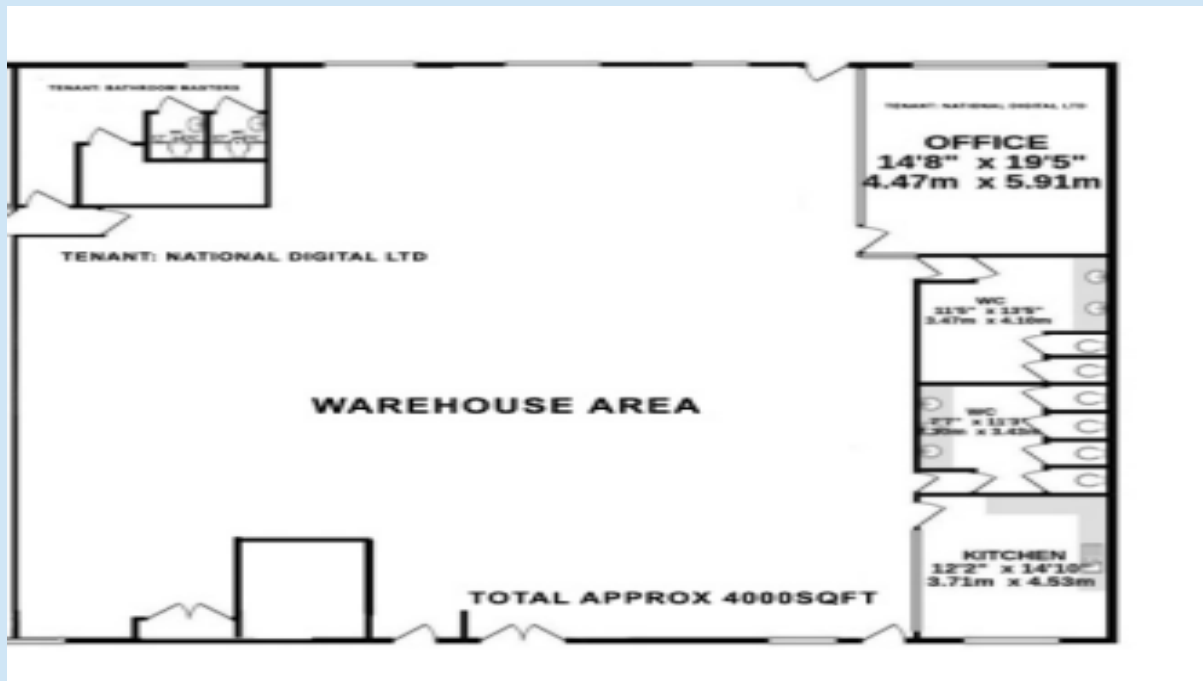
APPROX 4,000SQ FT | SPACE FOR UP TO 12 PARKED CARS | LIGHT INDUSTRIAL AND OFFICE USE | WAREHOUSE WITH YARD | NO VAT



Located on the Gillibrands industrial estate in Skelmersdale, the property can be found at the entrance to Greetby Place just off Glebe Road.

Unit 1c has an open plan warehouse space, large mens and ladies toilets, office, large kitchen/staff room and suspended ceilings. The property has gas, water and electric mains supply and fibre internet cabling installed. In total, there's approximately 12 car parking spaces.





**Rent per year:** £40,000pa exclusive

**Tenure:** The property is available to let by way of an effective full repairing and insuring lease at a term in excess of 3 years to be agreed.

**VAT:** No VAT will apply to lease.

**Legal:** All parties are responsible for their own legal costs.

**Business Rates/Utilities:** Tenants are responsible for the rates, water and electricity used.

**EPC:** A full copy of the EPC & Recommendation Report are available on request.

**Money Laundering Regulations:** Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

**Viewing:** Strictly by appointment only – Please contact [anna@ormskirkpets.co.uk](mailto:anna@ormskirkpets.co.uk) or 07826 517 963

**Details Prepared 26 June 2023**

The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.