



FOR SALE/TO LET

Atkinson Road Ormskirk, Lancashire, L39 2AJ

Manufacturing Unit / Warehouse with Offices ■

82,388 sq ft (7,653 sq m) ■

Site area 4.683 acres (1.895 Hectares) ■

Close to main arterial routes ■

LOCATION

The market town of Ormskirk is situated 13 miles north of Liverpool city centre, 11 miles northwest of St Helens and 9 miles southeast of Southport. The premises are in a prominent position on Burscough Road, a few hundred yards from the Town Centre and Ormskirk Rail Station and adjacent to the A59 main trunk road which links to the regions extensive motorway network.

Halfords, Howdens, Jewson, Magnet, Plumbase and Tile Giant are all in close proximity.

DESCRIPTION

- Detached single storey building of steel frame construction.
- Two storey modern offices/trade counter in good order.
- Eaves height of 8.2m approximately.
- Two main bays and further single storey production and storage rooms.
- Concrete floor.
- Multiple full height loading door access points.
- Substantial car parking.
- Exclusive yard and secure site.

ACCOMMODATION

From measurements taken on site, we have calculated the gross internal floor area of the premises to be as follows:

	sq m	sq ft
Office	393	4,233
Warehouse	6,219	66,941
Workshop	334	3,597
Workshop	326	3,510
Workshop	86	927
Workshop	150	1,617
Workshop	71	764
Workshop	74	799
TOTAL	7,653	82,388

TENURE

Freehold.

RATEABLE VALUE

The RV is £216,000. Interested parties are advised to make their own enquiries to the local authority to confirm. West Lancashire Borough Council, 52 Derby Street, Ormskirk, Lancashire, L39 2DF. Tel 01695 577 177.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in this transaction.

EPC

A report will be made available on request.

PRICE/RENT

Available on request.



VIEWING ARRANGEMENTS

Strictly by appointment with the agents.

www.grmproperty.com
0161 300 4366

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