



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

WHELMAR HOUSE

Southway, Skelmersdale

Refurbished Office Suites

TO LET

OFFICES FROM 865 SQ FT (80.36 SQ M)
TO 4,883 SQ FT (453.64 SQ M)



J4 & 5 / M58

The premises comprise a six storey office building with a two storey annexe. Access is provided through the central reception area and by passenger lift to all floors. Male, female and disabled toilet facilities are provided and the building is served by a gas fired heating system.



Reasons to choose Whelmar...

What you get at Whelmar House...

STAFFED RECEPTION AREA

2 NO. PASSENGER LIFTS

ON-SITE PARKING

ADJACENT TO CONCOURSE SHOPPING CENTRE

CLOSE TO MOTORWAY

- 1. TOWN CENTRE LOCATION**
- 2. ADJACENT TO SHOPPING CENTRE**
- 3. EXCELLENT MOTORWAY ACCESS**
- 4. COMPETITIVE RENT**
- 5. FLEXIBLE TERMS**



whelmar house SKELMERSDALE WN8 6NN

Where to find Whelmar House...

The premises are situated on the Southway adjacent to the Concourse Shopping Centre, which accommodates the main public transport links for Skelmersdale. The location affords good access via the B5312 to Junctions 4 and 5 of the M58 Motorway and further onto the M6 Motorway network.

Rates

For further information on rateable value or rates payable contact West Lancs Council.

Terms

The suites are available by way of new Internal Repairing leases for a minimum term of 3 years or multiples thereof.

Insurance

The Landlord will insure the premises and recharge the premium to the Tenant.

Service Charge

The service charge will be levied to cover site maintenance, security and cleaning of the common areas.

Rental

Rental on application.

Legal Cost

The ongoing tenant will be responsible for the Landlords reasonable costs incurred in the transaction.

Viewing

Strictly by prior appointment with Whittle Jones North West, telephone number 01257 238 666.



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Misrepresentation Act. These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. July 2006.

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