

*A refreshing approach that meets
the demands of today's office occupier*

ENTER



THE APPROACH

Southway, Skelmersdale

FOR SALE / TO LET - High Specification
Office containing suites
from 864 up to 15,000 sq ft



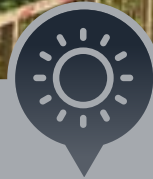
THE APPROACH

DESCRIPTION

The Approach is a prominent, five storey multi occupied office building. The building is configured of an L shape at lower level and provides great flexibility complimented by excellent levels of natural light. The reception area has been remodelled to provide a spacious entrance which can be accessed from both elevations of the building. Given the volume of passing pedestrian flow to the Concourse Shopping Centre, the ground floor accommodation may suit alternative uses subject to securing the relevant planning consent.

The building benefits from an on-site car park with additional parking available in the neighbouring Concourse Shopping Centre.

The accommodation is finished to a high internal specification which meets the occupational demands of today's occupier.



Excellent levels of natural light



Remodelled reception area



Extensive on-site car parking



Finished to a high internal specification

THE APPROACH

DESCRIPTION

LOCATION

AERIAL

AVAILABILITY

FLOORPLANS

GALLERY

FURTHER INFORMATION



LOCATION

The Approach occupies a prominent position located on Southway, adjacent to Concourse Shopping Centre in Skelmersdale. The building provides convenient access to the M58 motorway (1 mile) which, in turn, provides connections to the national motorway network. The building also benefits from excellent access to the public transport network that serves the neighbouring Concourse Shopping Centre.

The Concourse Shopping Centre provides an array of restaurants and retail amenity.



Adjacent to Concourse Shopping Centre



1 mile to the M58 motorway (Jct 4)



An array of restaurants and retail amenities



Excellent access to the public transport network



The Approach is situated adjacent to Concourse Shopping Centre in Skelmersdale.



THE APPROACH

DESCRIPTION

LOCATION

AERIAL

AVAILABILITY

FLOORPLANS

GALLERY

FURTHER INFORMATION



M58

Grimshaw Rd B5312

Northway

Southway

Concourse Shopping Centre

THE APPROACH
Southway, Skelmersdale
WN8 6NN

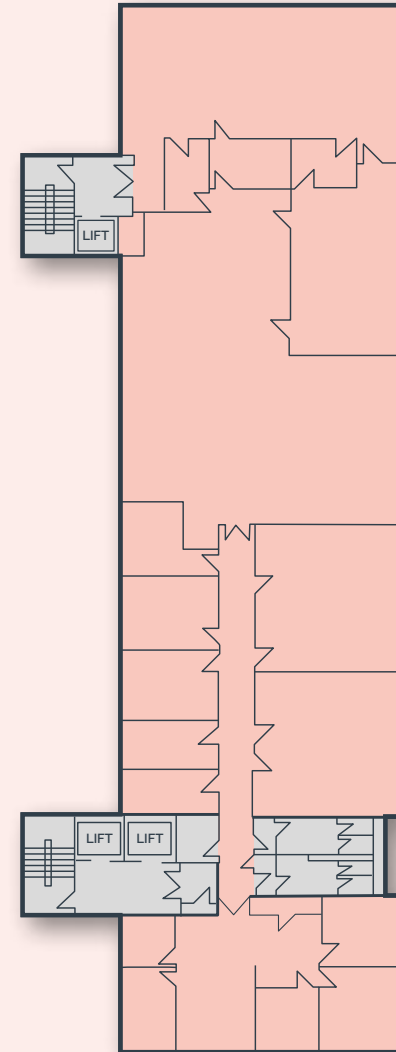
SCHEDULE OF AVAILABILITY

Unit	Area (sq ft)
Part Ground Floor	910
GF Annex A	1,949
GF Annex B	1,689
Part First Floor	865
FF Annex A	2,139
FF Annex B	2,380
Part Second Floor	865
Part Third Floor	865
Part Fourth Floor	865
Part Fourth Floor	5,100
Total	17,627



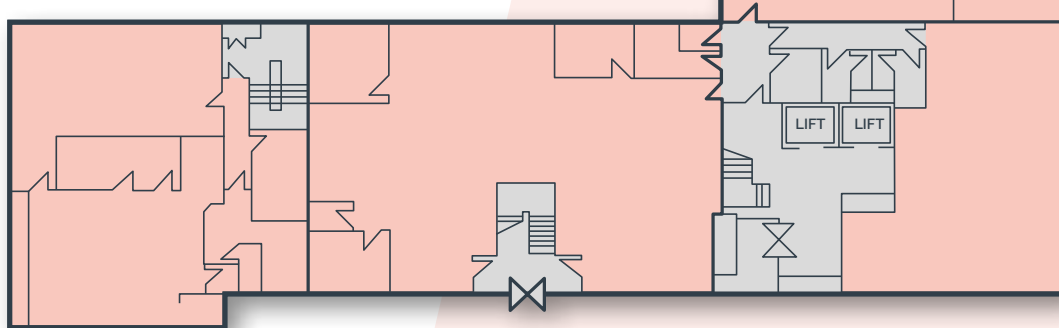
“We are the country’s leading provider of cataract surgery and chose The Approach because of the flexible floor space and well connected transport networks in the area. The presence of the shopping precinct on our door-step provides our staff with multiple options for food and leisure. Also it’s been nice to see the landlord to continue to invest in the communal and reception areas.”

SpaMedica, 5th floor occupier at The Approach



FLOORPLANS

GROUND FLOOR & TYPICAL UPPER FLOOR







RENT / TERMS

Upon application.

BUSINESS RATES

Uniform Business Rates will be levied on the demise and car parking areas.

VAT

All prices are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the joint letting agents.



PARKINSON
REAL ESTATE ●●●●
01942 741800

B Real Estate
0151 662 0505
0161 706 1111
b1realestate.co.uk

MISREPRESENTATION ACT: B1 Real Estate and Parkinson Real Estate on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquires about the property in all respects; (iii) no partner and no person employed by B1 Real Estate and Parkinson Real Estate have any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of B1 Real Estate and Parkinson Real Estate. July 2020. Designed and Produced by Creativeworld T:01282 858200.