

To Let
£29,500 p.a. exclusive



Self-contained Ground Floor Office Suite

2,528 SQ FT (234.85 SQ M) - 9 X CAR PARKING SPACES

📍 PART GROUND FLOOR, CHADWICK HOUSE, 1 POPLAR COURT, WHITE MOSS
BUSINESS PARK, SKELMERSDALE, MAPLE VIEW, WN8 9TD

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- 2,528 sq ft (234.84 sq m) NIA
- Strategic location upon popular White Moss Business Park
- Immediately adjacent to Junction 4 of the M58 Motorway
- Excellent specification throughout, including comfort cooling/air-conditioning
- Predominantly open-plan accommodation
- Raised access floors with integrated power & data floor boxes
- Dedicated kitchen, WC & shower facilities
- Impressive shared glazed reception atrium
- 9 x allocated car parking spaces (including EV Charging Point)
- Ideal for owner occupiers, professional practices & regional headquarters
- Available at a Rental £29,500 per annum exclusive



LOCATION

Chadwick House is strategically located within White Moss Business Park, one of Skelmersdale's premier business locations. Situated immediately adjacent to Junction 4 of the M58 Motorway, the property benefits from excellent connectivity, providing direct access to Junction 26 of the M6, together with convenient links to the M57, Liverpool, Manchester, Preston and the wider North West motorway network.

White Moss Business Park is an established commercial destination, home to a range of regional and national occupiers. Skelmersdale Town Centre is located approximately 2 miles to the north, offering a comprehensive range of retail, leisure and banking amenities, whilst Liverpool City Centre is approximately 18 miles to the south-west and Manchester City Centre approximately 28 miles to the south-east.

DESCRIPTION

The property comprises a high-quality, self-contained ground floor office suite extending to approximately 234.84 sq m (2,528 sq ft), situated within an attractive modern office building on the established White Moss Business Park.

The accommodation is presented to an excellent standard throughout and provides predominantly open-plan, high-specification office space, offering flexibility to accommodate a variety of business occupiers.

The specification includes suspended ceilings incorporating recessed LED panel lighting, comfort cooling/air-conditioning, contract-quality carpet floor coverings, and a raised access floor with integrated floor boxes for power and data distribution.

The suite benefits from its own dedicated kitchen and WC facilities, together with a well-appointed shower room, providing excellent staff amenities.

Access to the accommodation is via an impressive shared glazed reception atrium, creating a professional first impression for visitors and clients alike.

Externally, the suite benefits from 9 allocated car parking spaces, including one dedicated electric vehicle (EV) charging space, which is for the exclusive use of the ground floor occupier.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Part Ground Floor	234.85	2,528*

*plus 9 x allocated car parking spaces (including EV Charging Point)

SERVICES

The mains services connected to the property to include water, electricity and of course, mains drainage. Water and electricity are charged separately - quarterly, for usage per sq ft.

Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

Rental £29,500 per annum exclusive.

SERVICE CHARGE

£1,338.60 exclusive - charged quarterly. (Service Charges include: Webster Estates Business Park charges, waste, hygiene, alarm servicing, air-con servicing, lift maintenance), reviewed annually.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

EPC

The property has an current Energy Efficiency Rating of C(55). The certificate is valid until 26th September 2028. A full copy of the Report is available upon request.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £30,500, with effect from 1st April 2026. **Interested parties are advised to make their own enquiries with West Lancashire Borough Council to clarify the rates payable for the property.**

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Director

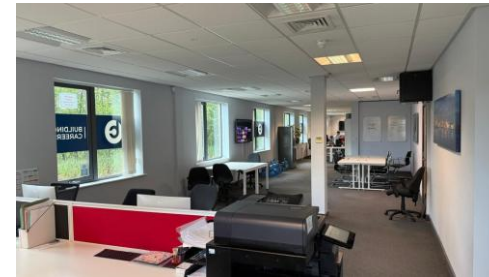
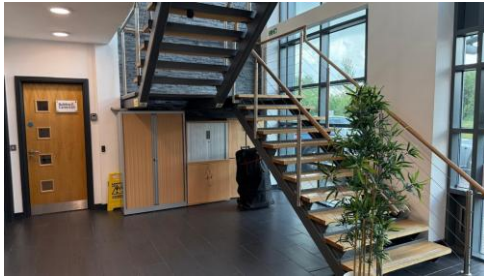
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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser 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 each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.