

G.Park Skelmersdale

Statham Road Skelmersdale Lancashire

Well positioned between Manchester and Merseyside

- 2 buildings of up to 750,000 sq ft on a 45 acre site
- Located 1 mile from Junction 4 of the M58 & 5 miles from Junction 26 of the M6
- Ease of access to the whole of the north west region



G.Park Skelmersdale is a new 45 acre distribution and industrial park. The site lies 1 mile from Junction 4 of the M58 and 5 miles from Junction 26 of the M6.

The location has already seen considerable success with ASDA, Comet and Great Bear Distribution having taken up 1.35 million sq ft of new build accommodation in the past 18 months.

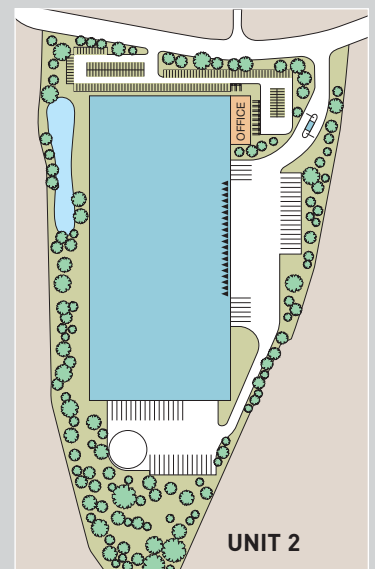
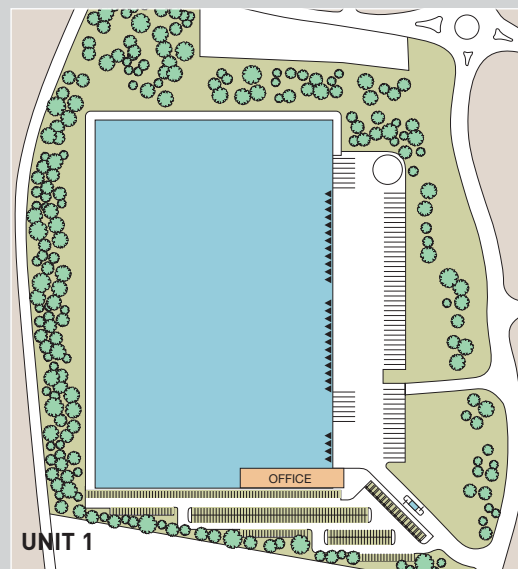
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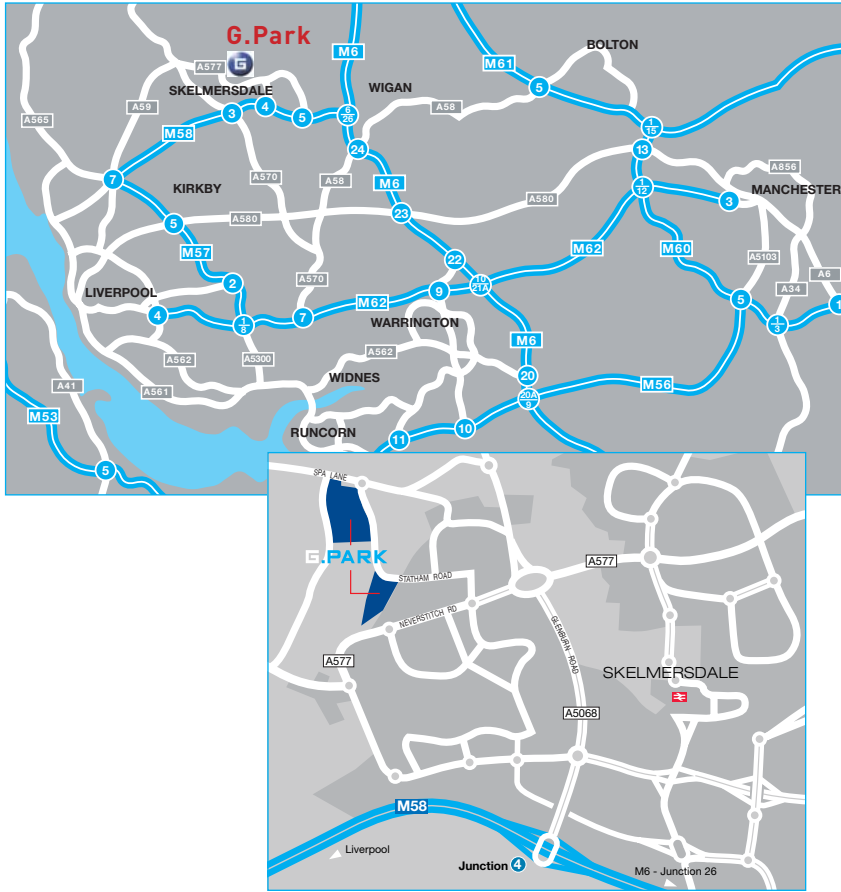
UNIT 1

Offices - Ground	
11,205 sq ft	(1,041 sq m)
Offices - First	
11,205 sq ft	(1,041 sq m)
Warehouse	
465,590 sq ft	(43,253 sq m)
Gatehouse	
215 sq ft	(20 sq m)
Total	
488,215 sq ft	(45,355 sq m)

UNIT 2

Offices - Ground	
5,600 sq ft	(510 sq m)
Offices - First	
5,600 sq ft	(510 sq m)
Warehouse	
245,940 sq ft	(22,800 sq m)
Gatehouse	
215 sq ft	(20 sq m)
Total	
257,155 sq ft	(23,840 sq m)





location

G. Park, Skelmersdale is located on Statham Road which in turn connects with Staveley Road, Neverstich Road and Glenburn Road, approximately 1 mile north of junction 4 of the M58.

The site is readily accessible to the regional and national motorway network.

Liverpool	• 16 miles
Manchester	• 31 miles
Leeds	• 69 miles
Birmingham	• 96 miles
Coventry	• 114 miles
Glasgow	• 203 miles
London	• 220 miles

summary

- 12 metre eaves height
- 5% office content
- 50kNm² floor loading
- Loading doors at a ratio of 1 : 10,000 sq ft
- Service yards 47 m – 88 m deep
- Unit 1 – 90 trailer parking spaces
- Unit 2 – 56 trailer parking spaces



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