

# G-PARK SKELMERSDALE



WN8 8DY



Strategic location



High spec



CGI of Unit 1, 2 and 3

- ✔ Build-to-Suit
- ✔ 3 plots from 100,000 SQ FT
- ✔ Infrastructure in place
- ✔ 1 mile from J4, M58

# G-PARK SKELMERSDALE STRATEGIC LOCATION

Situate your business in a leading location for logistics. Surrounding occupiers include Matalan, Victorian Plumbing, Kammac Plc, Pepsico, Procter & Gamble, Hotter Shoes & SCA/Essity.

G-Park Skelmersdale offers flexible logistics solutions – high quality industrial/distribution units can be developed to meet occupiers' requirements from 100,000 sq ft to 260,000 sq ft on 42 acres.

✔ Land is divided into three plots, with infrastructure already in place

G-Park Skelmersdale can provide a total of 590,000 sq ft of high quality logistics/industrial accommodation in three or four buildings with best-in class specification.



**G-TRACK**  
G-TRACK makes it possible to deliver high quality buildings within market-beating timescales while maintaining the highest construction standards.



**Strategic location**  
Located one mile from Junction 4 of the M58 and five miles from Junction 26 of the M6.



**High spec**

**Quality development**  
High quality self-contained distribution facility.



**Strategic location**

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## G-PARK SKELMERSDALE

# REASONS TO BE HERE

G-Park Skelmersdale offers the occupier quality buildings in an established and popular commercial area – adjacent occupiers include DHL, ASDA and Great Bear/Culina.

The sites are located 1 mile from Junction 4 of the M58 which is accessed via the A5068 dual carriageway. Junction 26 of the M6 motorway is 5 miles to the east and the M57/M58 intersection is 9.5 miles to the west. Liverpool2 is 13.5 miles to the west and Manchester 31 miles to the south.

Skelmersdale's land, location and links mean it has lots to offer:

- 📍 A rural district with a number of villages in close proximity
- 🏞️ A range of sport and leisure opportunities
- 🏙️ Access to the conurbations of Manchester and Liverpool
- 🛣️ Excellent access to M58 and M6 motorway

Skelmersdale has ambitious plans with the space to grow its population and business base to ensure the Borough is well placed to attract new business opportunities, particularly being in such close proximity to the Port of Liverpool (Liverpool2).



### Strategic location

Located one mile from Junction 4 of the M58 and five miles from Junction 26 of the M6.



### Transport links

Skelmersdale is well connected in the North West of England. Liverpool, Preston and Manchester are all within easy reach. The roads have been designed to drive around efficiently. This gives quick access to the motorway network for rapid movement of goods and people.



### Strong labour pool

### Strong labour pool

Education establishments are thriving in West Lancashire, with Edge Hill University and West Lancashire College providing the workforce and entrepreneurs of tomorrow.





# ISOCHRONONE AND DEMOGRAPHIC PROFILE

West Lancashire is one of 12 districts in Lancashire and stretches from the outskirts of Liverpool to the south of the River Ribble, with Southport to the west and Wigan and Chorley to the east.

Total population is 110,700 with an estimated 45,400 households.

In 2017, 61.2% of the population were of working age. Of those, 76.6% of West Lancashire residents were economically active. Of those economically active, 69.8% were in employment.

The most populated settlement area is Skelmersdale followed by Ormskirk, Burscough and Aughton.

Source : Nomis 2019

### Resources

For more information on lifestyle, employment, skills, funding and support visit <https://letstalkskelmersdale.com>

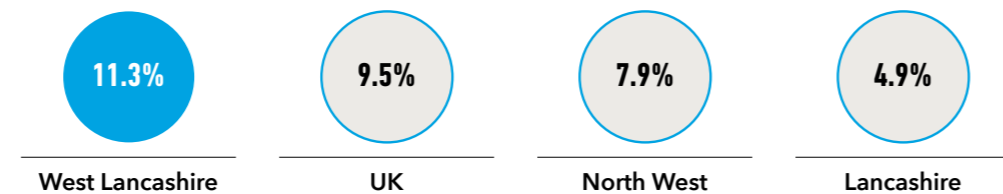
Population Statistics	West Lancashire 2017 census	West Lancashire 2018	North West 2018	UK
<b>Total working age</b>	<b>69,700</b>	<b>61.2%</b>	<b>62.5%</b>	<b>62.9%</b>
Unemployed	2,300	4.5%	4.0%	4.2%
Managers & Senior Officials	4,800	9.9%	10.1%	10.8%
Skilled Trades & Administrators	9,400	19.5%	20.4%	20.2%
Process, Plant & Machinery & Elementary Occupations	5,200	21.2%	17.7%	16.8%

Source: Nomis 2019.

### Forecast total employment change: 2013-2032

Employment in West Lancashire is set to grow at more than double the average rate predicted for the Local Enterprise Partnership area. By 2022 employment is set to have grown by 6.9%, compared to an average of 3.3% for districts in the Lancashire LEP area. Furthermore, this rate is predicted to continue with employment increasing by 11.3% by 2032. This is the highest rate of growth across the comparator areas.

Source: Oxford Economics LA Forecast



## G-PARK SKELMERSDALE



# STRATEGIC LOCATION AND TRAVEL DISTANCES

G-Park Skelmersdale is situated in West Lancashire, 16 miles northeast of Liverpool, 31 miles from Manchester, one mile from M58 Junction 4 and only five miles from M6 Junction 26.

Destination	Miles
M58 Junction 4	1
M6 Junction 26	5
Liverpool	16
Liverpool2	13.5
Manchester	31
Leeds	69
Birmingham	96
Coventry	114
Glasgow	203
London	220



G-PARK SKELMERSDALE

SITE PLAN & SPEC



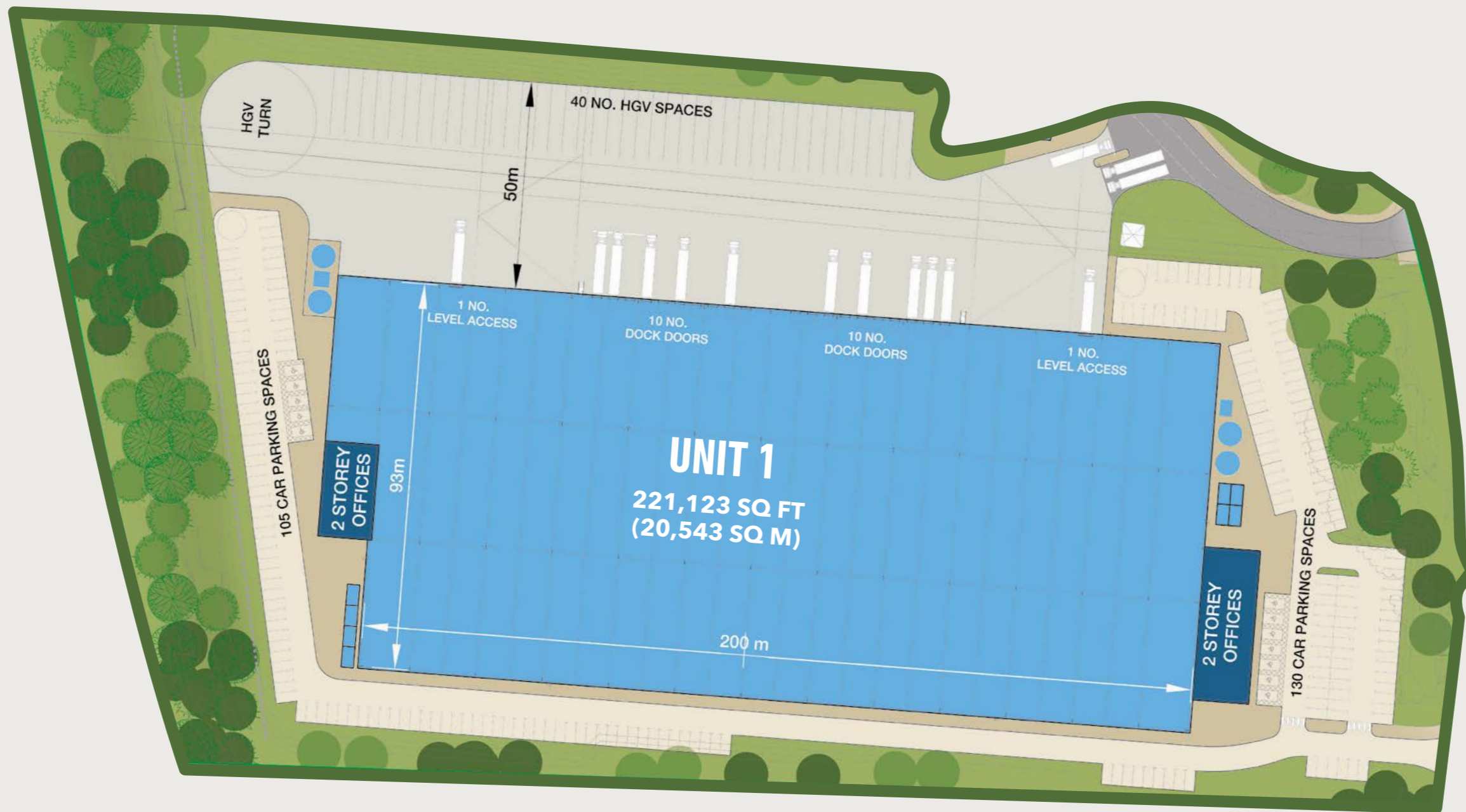
**UNIT 1 | SITE PLAN & SPEC**

# UNIT 1

**SQ FT**  
221,123

**SQ M**  
20,543

Warehouse	205,634 SQ FT	19,104 SQ M
Offices (2 storey)	15,274 SQ FT	1,419 SQ M
Gatehouse	215 SQ FT	20 SQ M
<b>Total GIA</b>	<b>221,123 SQ FT</b>	<b>20,543 SQ M</b>
HGV parking	62 spaces (incl. loading areas)	
Car parking	235 (incl. disabled)	
Clear height	12.75 m	
Dock doors	20	
Level doors	2	
Site area	13.07 ac (5.29 ha)	



**WIDE AISLE**  
21,600  
**PALLET POSITIONS**

**NARROW AISLE**  
25,700  
**PALLET POSITIONS**



**BUILD-TO-SUIT**

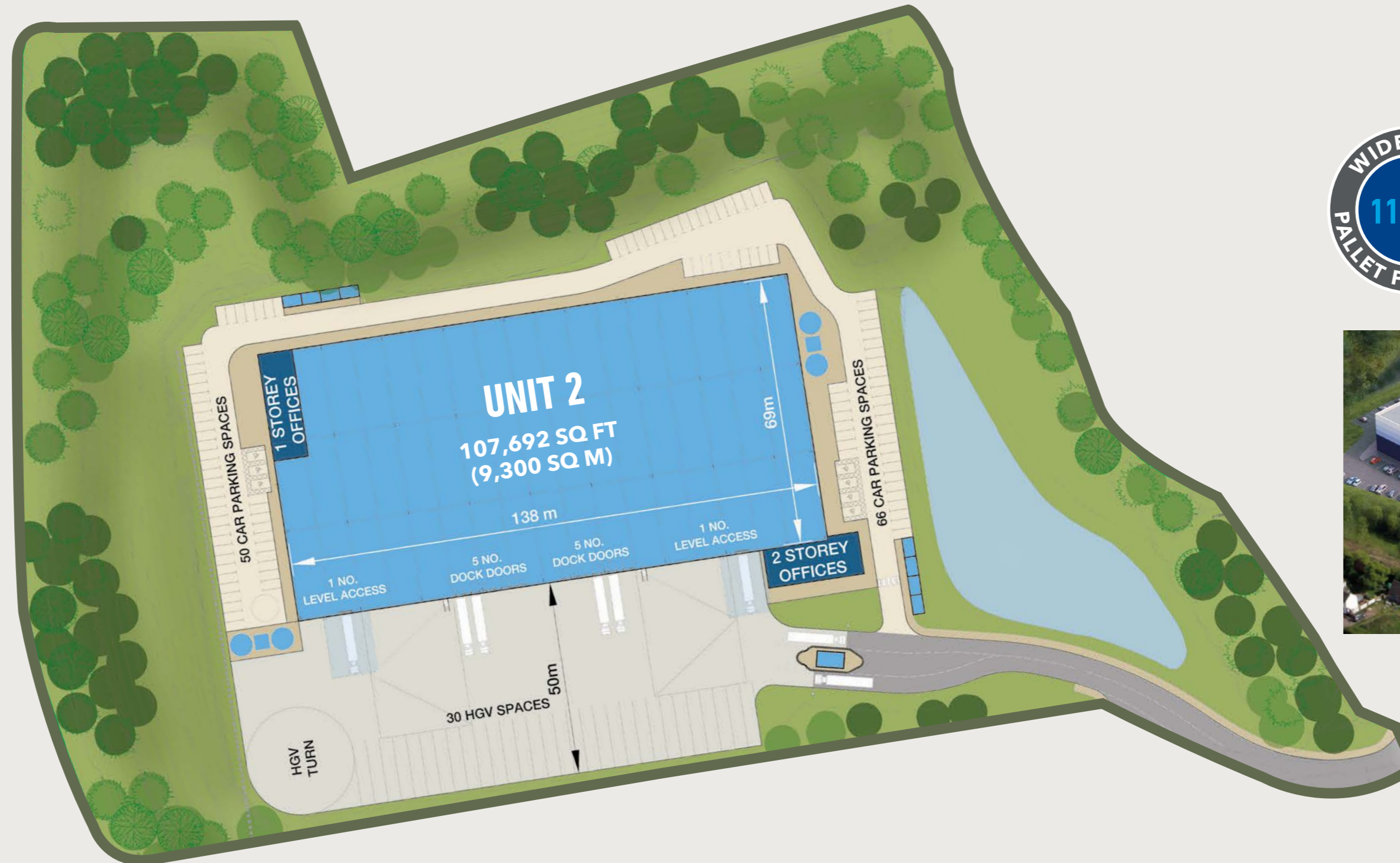
UNIT 2 | SITE PLAN & SPEC

# UNIT 2

**SQ FT**  
107,692

**SQ M**  
10,005

Warehouse	100,104 SQ FT	9,300 SQ M
Offices (2 storey)	7,373 SQ FT	685 SQ M
Gatehouse	215 SQ FT	20 SQ M
<b>Total GIA</b>	<b>107,692 SQ FT</b>	<b>10,005 SQ M</b>
HGV parking	42 spaces (incl. loading areas)	
Car parking	116 (incl. disabled)	
Clear height	12 m	
Dock doors	10	
Level doors	2	
Site area	13.10 ac (5.30 ha)	



WIDE AISLE  
11,150  
PALLET POSITIONS

NARROW AISLE  
13,200  
PALLET POSITIONS



**BUILD-TO-SUIT**



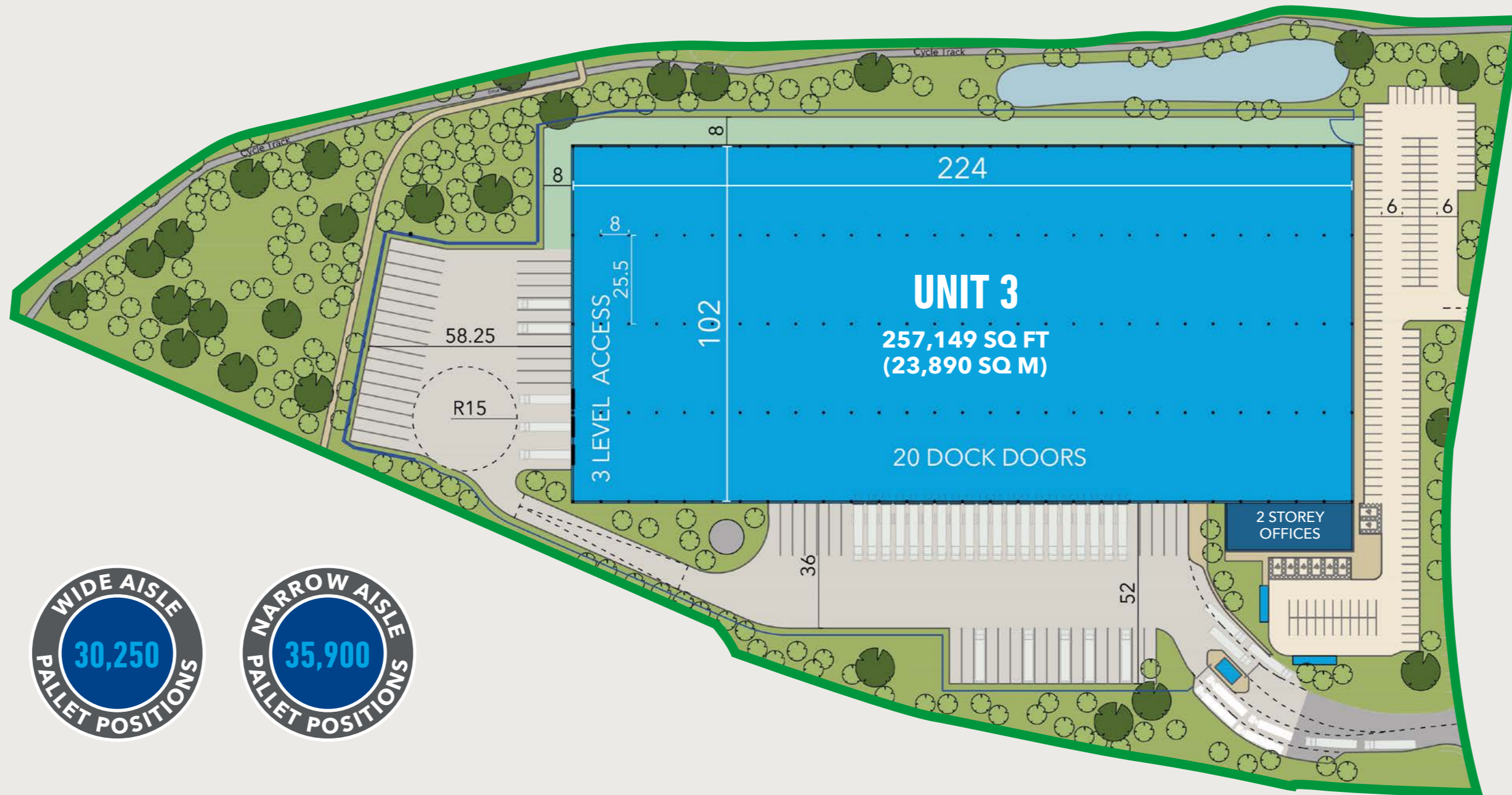
**UNIT 3 | SITE PLAN & SPEC**

# UNIT 3

**SQ FT**  
257,149

**SQ M**  
23,890

Warehouse	245,934 SQ FT	22,848 SQ M
Offices (2 storey)	11,000 SQ FT	1,022 SQ M
Gatehouse	215 SQ FT	20 SQ M
<b>Total GIA</b>	<b>257,149 SQ FT</b>	<b>23,890 SQ M</b>
HGV parking	77 spaces (incl. loading areas)	
Car parking	140 (incl. disabled)	
Clear height	15 m	
Dock doors	20	
Level doors	3	
Site area	15.17 ac (6.14 ha)	





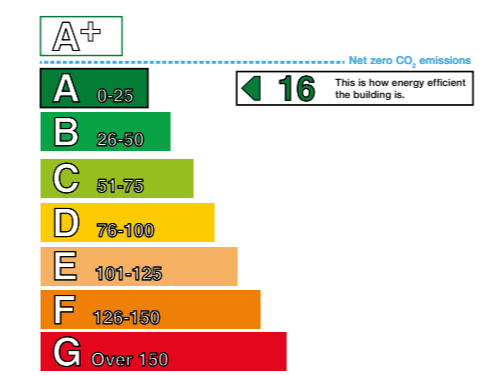
# OUR SUSTAINABILITY

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

Gazeley is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

**BREEAM® UK**

BREEAM UK New Construction 2017:  
Industrial (Shell and Core)



**Monitoring energy usage**  
Our online energy dashboard can help customers proactively manage their energy consumption.

**Cost-effective**  
We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.

**Reducing water usage**  
Rainwater harvesting for use in toilet flushing and other non-potable applications.

**Optimising the use of natural light**  
Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.

**Recycled & recyclable materials**  
Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.

**Exceeding requirements**  
Gazeley is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.

# ABOUT GAZELEY

Gazeley is a leading developer, investor and manager of European logistics warehouses and distribution parks with an 18 million square foot portfolio concentrated in the strategic logistics markets of the UK, Germany, France, Spain and the Netherlands. In addition to its operating portfolio, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen, Gazeley has a prime land bank which allows for the development of an additional 16 million square feet. Gazeley is GLP's Europe platform.



**18 million sq ft  
portfolio**



**Leading with  
innovation**



**European  
market leader**





**Award winning  
developments**







# CONTACTS



If you would like any further information on the building,  
or to arrange a meeting, please email or call:

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