

TO LET / FOR SALE

41,060 sq. ft. on 5.20 acres



Gillibrand's Road, Skelmersdale, WN9 9TA

- ❖ 5 dock level loading doors, 2 tailgate loading doors and 1 level access door
- ❖ 360-degree circulation and 2 acres of overage hardstanding land
- ❖ Secure site with perimeter fencing and security gatehouse
- ❖ Fitted out cold store/ambient storage accommodation
- ❖ Rare purchase opportunity

0151 675 5000

VIEWINGS

For further information please contact:

Agent: **Thomas Marriott** Email: thomas@b8re.com Tel: **07769250494**

LOCATION

Skelmersdale is one of the principle economic locations within West Lancashire, located 18 miles north of Warrington, 13 miles North East of Liverpool and 25 miles North West of Manchester. The town is recognised as one of the premier commercial locations in West Lancashire, which has a district population of 113,000 providing an excellent labour pool for both skilled and unskilled manufacturing jobs. Skelmersdale benefits from excellent road communications being situated adjacent to the M58 motorway providing immediate access to both the regional and national motorway network. Junction 26 of the M6 Motorway is located just 5 miles to the East, whilst the M57/M58 Interchange is 9 miles to the South West.

ACCOMODATION

Accommodation	GIA (sq. m)	GIA (sq. ft)
Warehouse	3,202.54	34,472
Office Accommodation	408.14	4,393
Ancillary Workshop	176.15	1,896
Gatehouse	27.74	299
Total	3,814.56	41,060

BUSINESS RATES

Interested parties should make their own enquiries to the local authority.
The current Rateable Value is £133,000 so rates payable estimate is £67,830 for 2026/2027.

EPC

Buffaload Gillibrands Road SKELMERSDALE WN8 9TA	Energy rating C	Valid until: 13 October 2032 Certificate number: 7350-8408-1541-0653-6962
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