

On site ready for occupation Q1 2027

BEACON POINT



SELBY PLACE // STANLEY INDUSTRIAL ESTATE // SKELMERSDALE WN8 8EF

For Sale / To Let

New Build Industrial Unit

110,200 sq ft (10,238 sq m)

A DEVELOPMENT BY

MARSHALL

BEACON POINT

SKELMERSDALE WN8 8EF

BEACON
POINT
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DHL Skelmersdale

ASDA Skelmersdale CDC

Selby Place

Statham Road

Staveley Road

Great Bear Distribution

Glenburn Road

HALFMILE ISLAND

M58 Jcn 4
3 minutes

// Overview

Description

Specification

Location

Situation

Gallery

Marshall

Legals & Contacts



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Description

The proposed scheme comprises a high quality detached warehouse / distribution unit with ancillary offices. The unit will be of steel portal frame construction on a self contained secure site.

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Warehouse /
Distribution Unit



110,200 sq ft
(10,238 sq m)



Steel Portal Frame
Construction



Self Contained
Secure Site



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Warehouse

105,000 sq ft

9,755 sq m



Offices

5,200 sq ft

483 sq m



Power
500KVA



15m to
Underside
of Haunch



Integral
Offices at First
Floor level



10 Dock
Loading
Doors



4 Level
Access
Doors



Secure
Site



Up to 102
Car Parking
Spaces



'Breeam'
Excellent

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Liverpool John
Lennon Airport
34 minutes



Upholland
Train Station
4.5 miles



M6/M58
Intersection
9 minutes



Port of Liverpool
32 minutes



Manchester
Intl. Airport
39 minutes

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Location

Located on the established Skelmersdale Industrial estate, Beacon Point provides access to J4 of the M58 within a 5 minute drive, which in turn links into the M6 motorway and the national motorway network

Access to Liverpool is provided via the M58 to the west.

Skelmersdale is an established distribution location with a number of large occupiers such as Kammac, DHL, UKI and Asda

Drive Times from Beacon Point



Destination	Miles	Mins
M6/M58 Intersection	6.2	9
Port of Liverpool	15.6	32
Liverpool John Lennon Airport	26.1	34
Manchester Airport	32.4	39



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Hurricane 52
Estuary Business Park South Liverpool L24 8RF



Daresbury Park
Daresbury Cheshire J11 M56



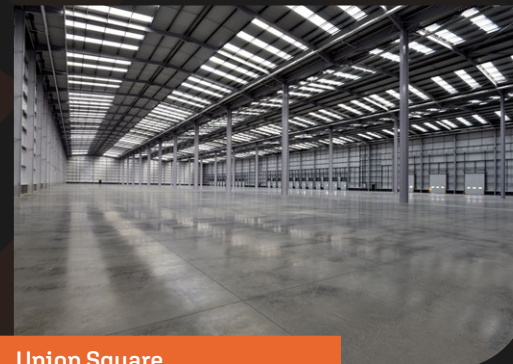
Stealth 525
Welsh Road Northern Gateway Deeside CH5 2RD



Stealth 130
Welsh Road Northern Gateway Deeside CH5 2RD



Radar
Radway Green Crewe J16 M6



Union Square
Fifth Avenue Trafford Park Manchester M17 1DS

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BREEAM very good



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Tenure

The unit will be available on a Long Leasehold/Leasehold basis on terms to be agreed.

Rates

Upon application.

VAT

VAT will be applicable at the prevailing rate.

Legal Costs

Each party to bear their own legal costs associated with the transaction.

Contacts

For further information, please contact the sole agents.



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