

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



// Overview

Description

Specification

Location

Situation

Gallery

Marshall

Legals & Contacts



A Development by

MARSHALL

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.



Warehouse /
Distribution Unit



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



Steel Portal Frame
Construction



Self Contained
Secure Site

[Overview](#)

[// Description](#)

[Specification](#)

[Location](#)

[Situation](#)

[Gallery](#)

[Marshall](#)

[Legals & Contacts](#)



A Development by

MARSHALL



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

[Overview](#)

[Description](#)

[// Specification](#)

[Location](#)

[Situation](#)

[Gallery](#)

[Marshall](#)

[Legals & Contacts](#)



A Development by

MARSHALL



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

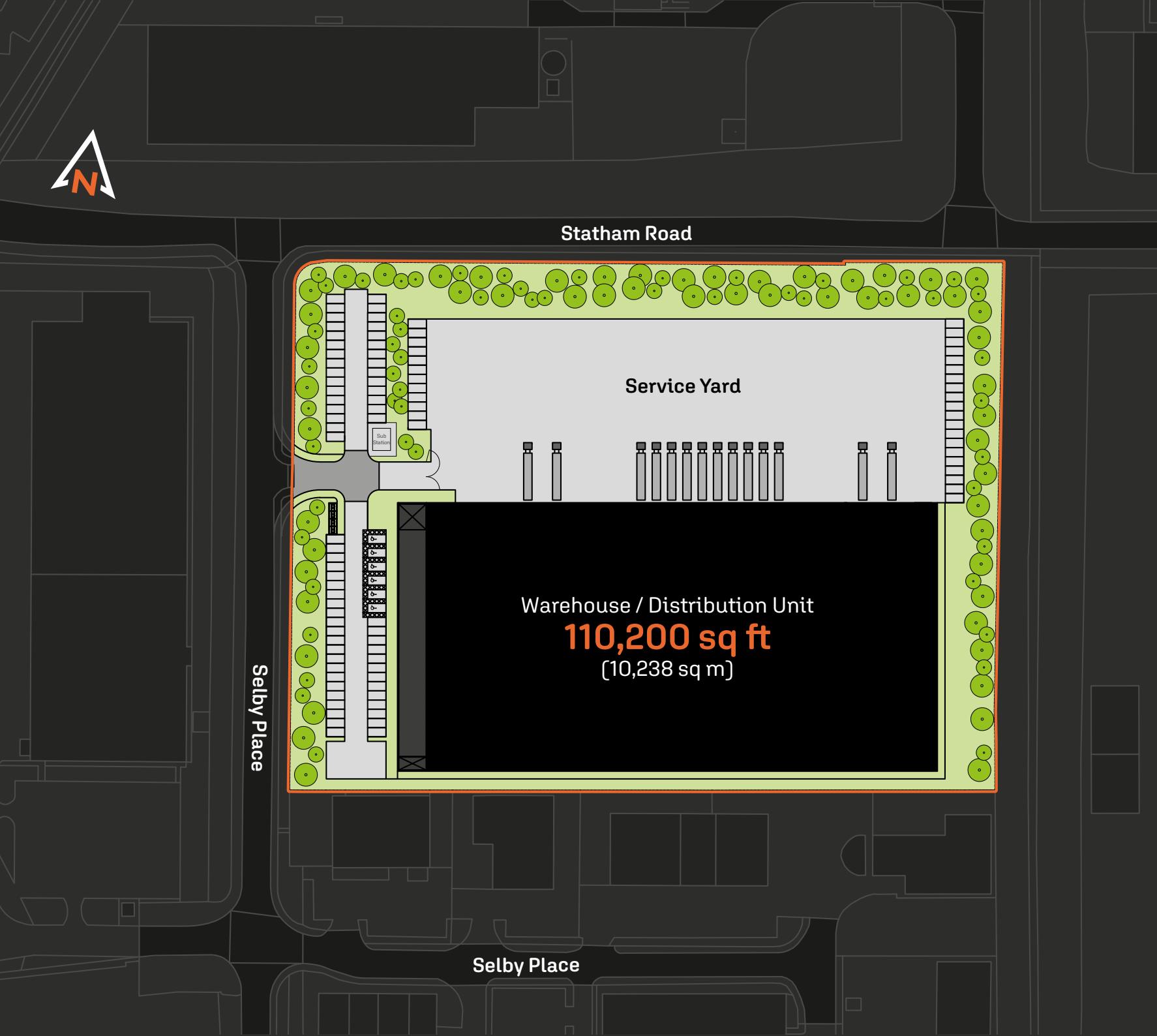
BEACON POINT
SKELMERSDALE WN8 8EF

- [Overview](#)
- [Description](#)
- [Specification](#)
- [// Location](#)
- [Situation](#)
- [Gallery](#)
- [Marshall](#)
- [Legals & Contacts](#)



A Development by

MARSHALL



- [Overview](#)
- [Description](#)
- [Specification](#)
- [Location](#)
- [// Situation](#)
- [Gallery](#)
- [Marshall](#)
- [Legals & Contacts](#)



A Development by

MARSHALL

Image Gallery

All gallery images contained have been developed and constructed by Marshall Construction and Commercial Development Projects.



- [Overview](#)
- [Description](#)
- [Specification](#)
- [Location](#)
- [Situation](#)
- [// Gallery](#)
- [Marshall](#)
- [Legals & Contacts](#)



A Development by

MARSHALL



Hurricane 52
Estuary Business Park South Liverpool L24 8RF



Daresbury Park
Daresbury Cheshire J11 M56



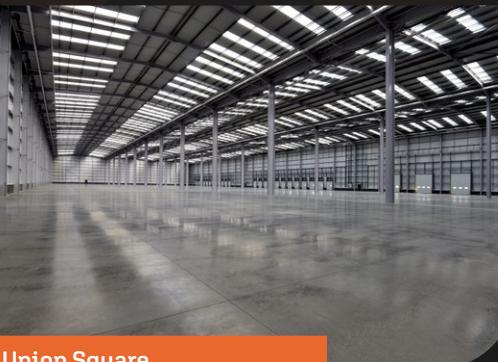
Stealth 525
Welsh Road Northern Gateway Deeside CH5 2RD



Stealth 130
Welsh Road Northern Gateway Deeside CH5 2RD



Radar
Radway Green Crewe J16 M6



Union Square
Fifth Avenue Trafford Park Manchester M17 1DS

[Overview](#)

[Description](#)

[Specification](#)

[Location](#)

[Situation](#)

[Gallery](#)

[// Marshall](#)

[Legals & Contacts](#)

Marshall Developments

A Family Run Business For Over 120 Years

Originally founded in Elland, West Yorkshire in 1901 and now owned and run by the fourth generation of the family, the Marshall Group has built a solid reputation over the years for quality developments completed on schedule, to budget and with an unerring attention to detail.

A lot of our work comes through repeat business and client referral, a fact of which we are extremely proud.



BEST IN CLASS
Technical Team & Consultants



FOCUSED
Home Team



LIVE PROJECTS
Focused in the NW region



PRIVATELY OWNED



ESG
Developing to BREEAM very good



A Development by

MARSHALL



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.



Jonathan Atherton
07778 050 197
jatherton@savills.com

Jonathan Williams
07870 183 405
jonathan.williams@savills.com



Jon Thorne
07738 735 632
jon@b8re.com

Alex Perratt
07951 277 612
alex@b8re.com

Overview

Description

Specification

Location

Situation

Gallery

Marshall

// Legals & Contacts



A Development by

MARSHALL

The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. January 2026. Designed and produced by Creativeworld. T: 01282 858200. *All images contained in this brochure are for illustrative purposes only, and show units which have been developed and constructed by Marshall Construction & Commercial Development Projects.