

# GLADDEN 144

Skelmersdale WN8 9SY

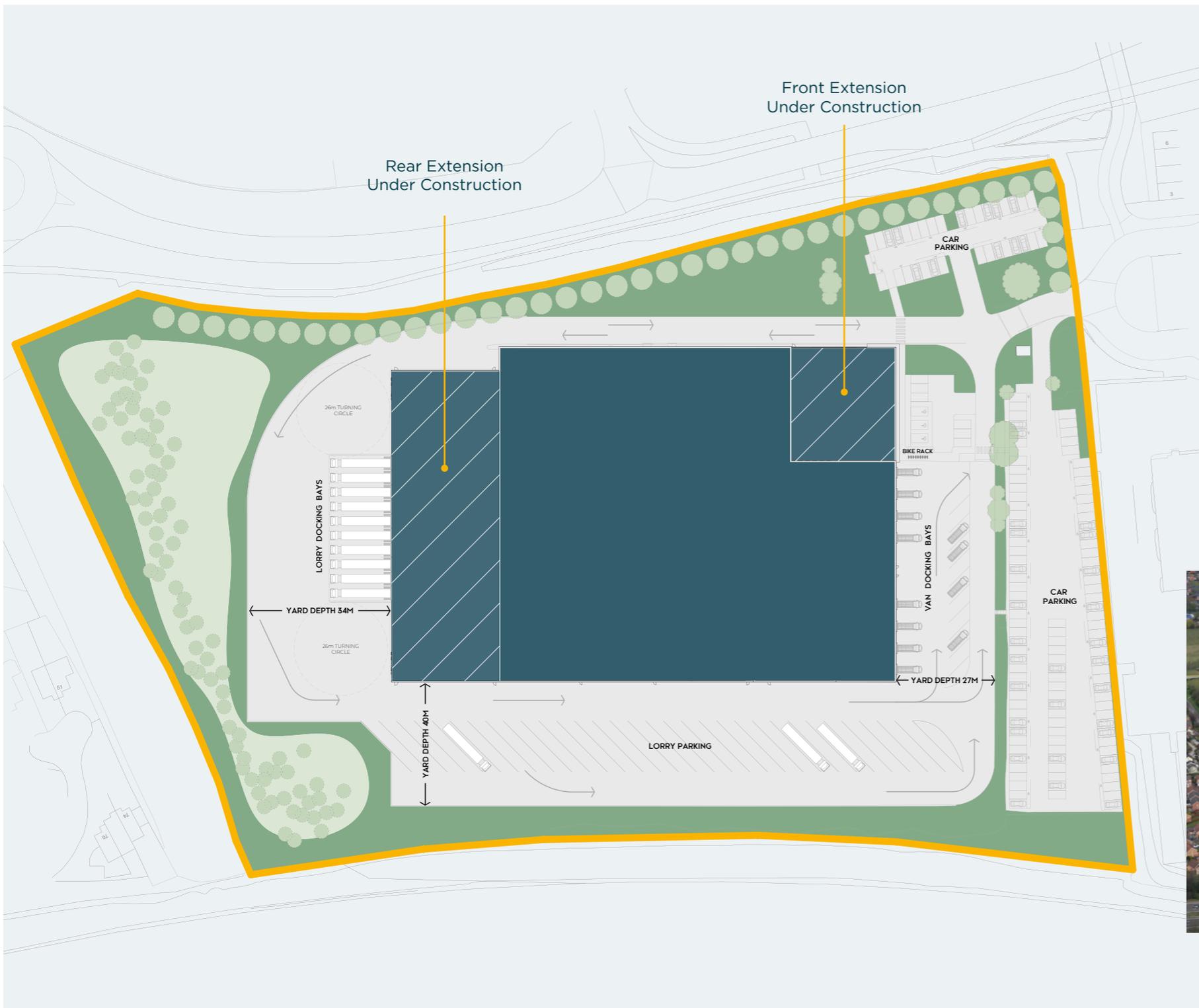
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**TO LET** (MAY SELL)

**144,000 SQ FT INDUSTRIAL / WAREHOUSE FACILITY ON 10.90 ACRES**  
• Undergoing full refurbishment • High power supply • Substantial yard area



## ACCOMMODATION

Gross Internal Area for the proposed layout is:

Ground floor office/amenity	4,757 sq ft	442 sq m
First floor office/amenity	8,062 sq ft	749 sq m
Warehouse area	131,073 sq ft	12,177 sq m
<b>Total</b>	<b>143,892 sq ft</b>	<b>13,368 sq m</b>

On a site of **10.9 acres** providing an excellent site density of 30%.



## DESCRIPTION

The property is being comprehensively re-modelled, extended and refurbished to provide a high quality industrial facility on a large yard with broad specification being as follows:-

- **WAREHOUSE** - Steel portal frame to 8.20M eaves.
- **EXTENSION 1** - steel portal frame extension to match the height of the existing building.
- **OFFICE/AMENITY BLOCK** - on the front elevation to create a two-storey office/amenity block with glazing to both floors. Ground floor reception, lift, stairs and the rest left as shell and core. First floor will be open plan office space.
- **EXTENSION 2** - Extension to the rear with a steel portal warehouse to match the height of the existing building.
- **DOCK LOADING** -10 new dock loading doors along the gable end of Extension 2.
- **LEVEL ACCESS LOADING** -4 new level access loading doors along with front gable end elevation of the building.
- **YARD/TRAILER PARKING** - A new concrete yard surface to all 3 elevations of the building to provide yard/trailer parking.
- **CAR PARKING** - 147 spaces.
- **SECURITY** - New security fencing and entrance gates.

Planning has been granted and the works are currently underway.

# REFURBISHMENT **AND** EXTENSION UNDERWAY





## LOCATION

Situated between Liverpool and Manchester, Skelmersdale is readily accessible from all parts of the North West and is the focal point of economic growth in West Lancashire. As one of the early new towns, Skelmersdale enjoys the benefits of a purpose build road system linking well planned industrial estates directly on to the motorway network.

The site is located on Gladden Road with access via Junction 4 of the M58 Motorway, 4 miles to the west of Junction 26 of the M6 Motorway and thereby offers direct access to both the regional and national motorway network.

Manchester and Liverpool Airports are both within easy driving distance offering a full range of facilities for both passengers and cargo. The Port of Liverpool and Freeport offer surface freight service to America, Africa, Europe and the Far East. The rail freight terminal linking into Europe is at Seaforth (Liverpool) whilst the West Coast railway line is at nearby Wigan serving Scotland, the Midlands, the South and all areas of the North West.



**ON SITE NOW**

## TERMS

The property is available to lease on FRI terms to be agreed. Alternatively, consideration may be given to a sale of the property.



## VIEWINGS

Strictly through the sole letting agent.

**JON THORNE**

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