



Forge M6
Junction 26

Potter Place, Skelmersdale, WN8 9PW
W3W/// logo.boat.post

forgem6.com

A best-in-class, new
high-spec industrial facility,
**strategically connected to
J26 of the M6.**

Strategically connected.
Built to perform.

245,566 SQ FT

Practical Completion Summer 2027



< 1 mile to J5 M58 / 3 minutes away
< 5 miles to J26 M6 / 7 minutes away

Immediate access. Regional reach.



 Forge M6

Established industrial location. Proven occupier demand.

Over 4,000 businesses are based in West Lancashire, with major concentrations in transport, storage, and advanced manufacturing.

 Liverpool Freight Ports
 28 mins, 16 miles

geobear

P&G

SERVICE GRAPHICS

Holstens

HOTTER

amazon

essity

integral

müller

victorian plumbing

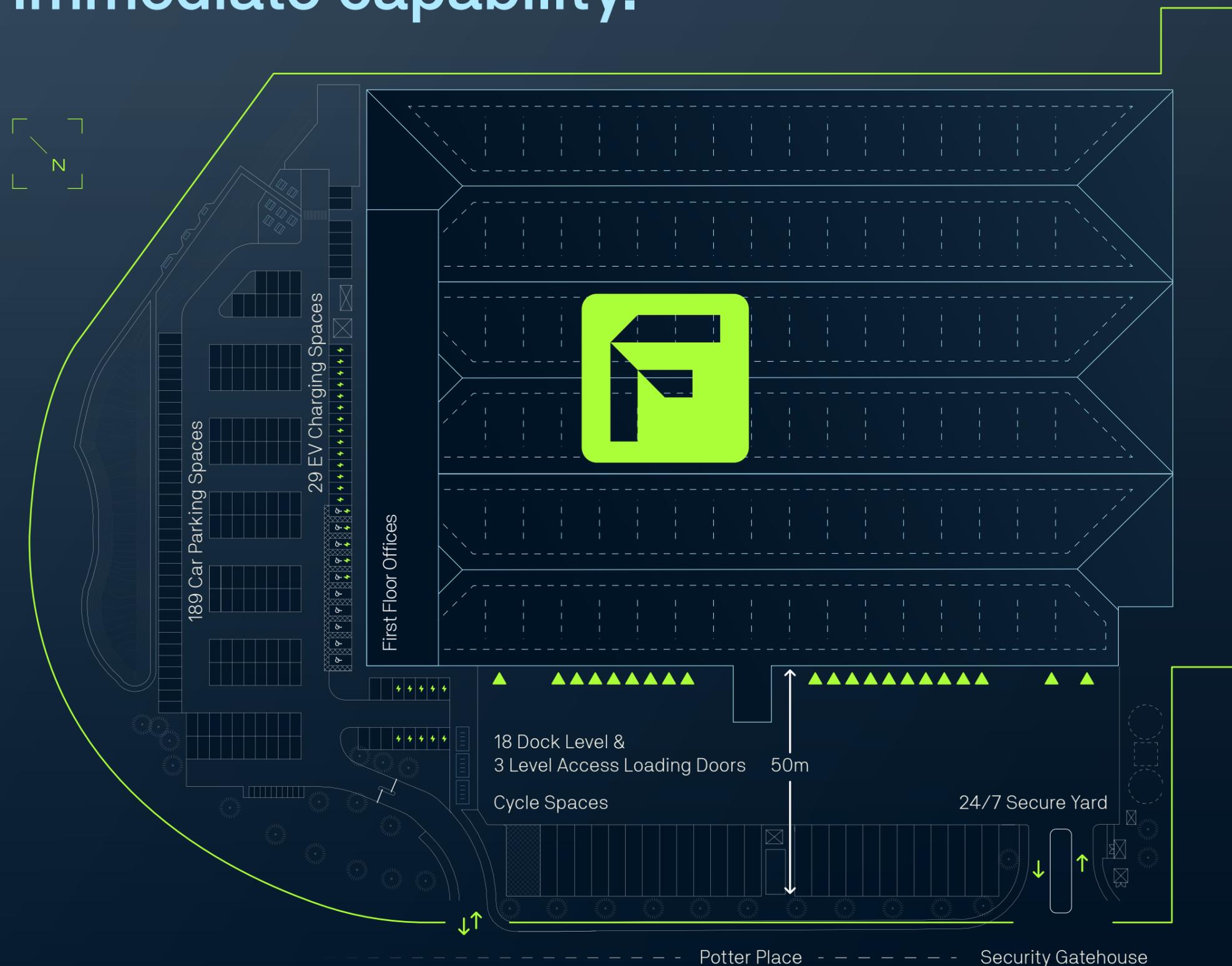
 Upholland Train Station
 9 mins  27 mins

J5

M58 



High specification. Immediate capability.



- Fitted first floor offices
- 18 dock level doors
- 3 level access doors
- 1.5 MVA power on-site
- 29 EV charging spaces
- 25 HGV parking bays
- 15m clear internal height
- Mechanical ventilation
- Solar PV panels
- 10% roof light coverage
- 24/7 access secure yard
- EPC A BREEAM Excellent

Area	Sq Ft	Sq M
Warehouse	215,084	19,982
GF Core	1,420	132
GF Storage	16,716	1,553
FF Offices	11,345	1,054
Hub Offices	1,001	93
Total	245,566	22,814



Strong local workforce. Competitive labour profile.

Forge M6 benefits from an active and motivated workforce.



Sector specialism

14.3% of all jobs in Skelmersdale are in manufacturing, significantly exceeding the UK national average.*



Active Employment

116,600 people are economically active and in employment within West Lancashire.*



Competitive Cost

With median full-time earnings of approximately £35,300 per annum, the area offers access to skilled labour at competitive rates relative to major regional hubs.*



Projected Growth

Employment in the region is predicted to grow by over 11% by 2032, the highest rate among local competitor areas.**



Liverpool Port

Actively connected to the strong workforce of Port of Liverpool just 16 miles away.



Employment Rate

West Lancashire's employment rate reached 78.4% in 2026, outperforming the North West average of 74.2%.*

*Nomis 2026

**Oxford Economics LA Forecast



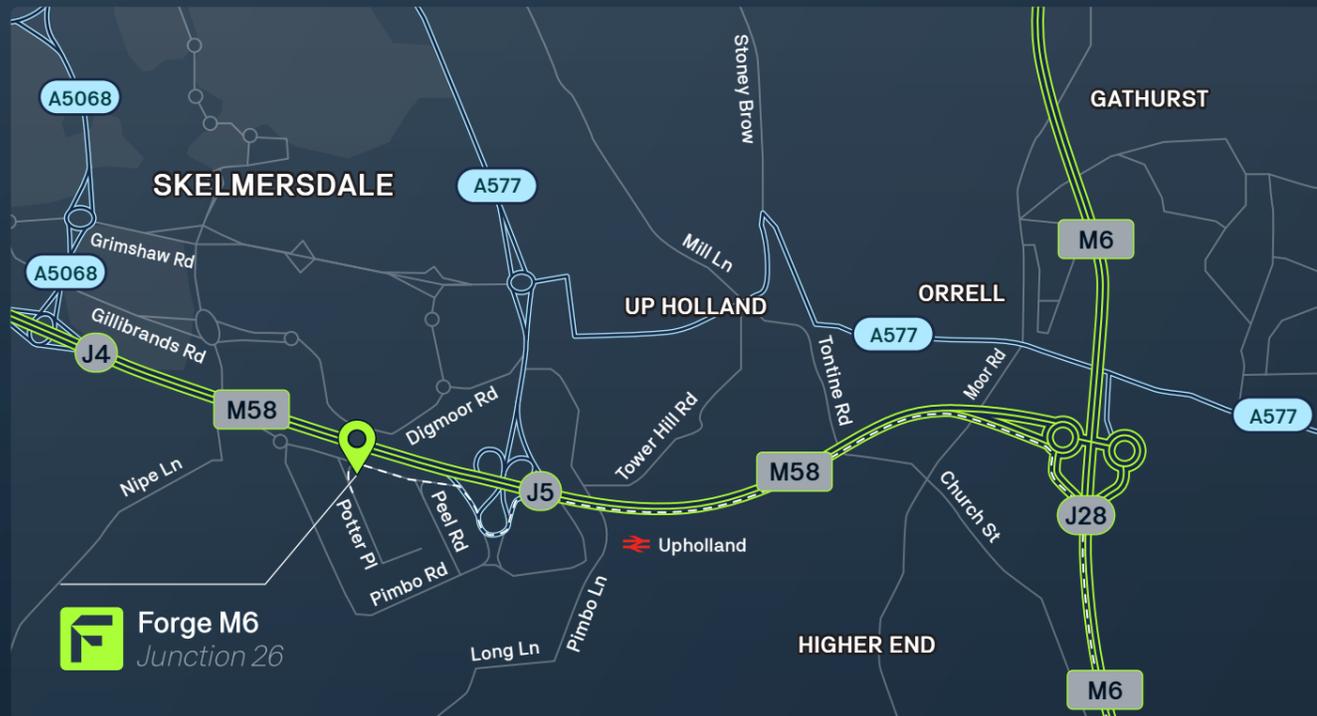
Ready to perform.
Summer 2027.

 Forge M6



Forging connections between the M58 and the M6 Corridor.

20 million people can be reached within a 2-hour drive of Skelmersdale.



2 Hours drive

1 Hour drive



Destinations	Miles	Time	Transport Hubs	Miles	Time
M58 Junction 5	1	3 mins	Liverpool Container Port	16	28 mins
M6 Junction 26	2.6	7 mins	✈ Liverpool John Lennon	21	30 mins
Liverpool	16	30 mins	✈ Manchester	32	40 mins
Manchester	31	45 mins	Ellesmere Port	29	45 mins
Leeds	69	70 mins	✈ Birmingham	102	110 mins
Birmingham	96	100 mins	Port of Hull	119	120 mins
Coventry	114	115 mins	Port of Immingham	132	135 mins
London	220	225 mins	✈ London Heathrow	201	210 mins



29 EV charging spaces with trunking for an additional 50.



Rooftop PV solar panels saves on energy consumption.



Bicycle parking encourages sustainable transport.

Sustainable by design.



Solar PV panels



EPC A BREEAM Excellent



Smart LED lighting



10% roof lights



Enhanced biodiversity



Another
development by

GARBE.
Industrial Real Estate

Further information:

CPP

Nathan Khanverdi	Rob Taylor	Steve Moriarty
07472 269 245	07825 193 365	07876 440 768
nathan@cpp.uk	rob.taylor@cpp.uk	steve@cpp.uk

DTRE

Rob Kos	Andrew Lynn
07709 846 930	07795 107 469
rob.kos@dtre.com	andrew.lynn@dtre.com