

FOR SALE (MAY LET) 44,622 sq. ft. on 2.24 acres

3 Grimrod Place

East Gillibrands Industrial Estate | J4 M58 | Skelmersdale | WN8 9UU

B8
REAL ESTATE



To M57 /
Liverpool

J4

Buffaload
LOGISTICS & FACILITIES

Hannah
FOOD SERVICE

NW Metal Sections

Shell

Royal Mail

DUO-PARK

M58

KAMMAC

To M6

UK
UK EXPRESS
TRANSPORT LTD

Subject Property

Location

Skelmersdale is a key economic hub within West Lancashire, Located 18 miles north of Warrington, 13 miles north east of Liverpool and 25 miles north west of Manchester.

Skelmersdale boasts excellent road connectivity being situated adjacent to the M58 motorway, which offers direct access to both regional and national motorway networks. Junction 26 of the M6 is just 5 miles to the east, while the M57/M58 interchange is 9 miles to the south west.

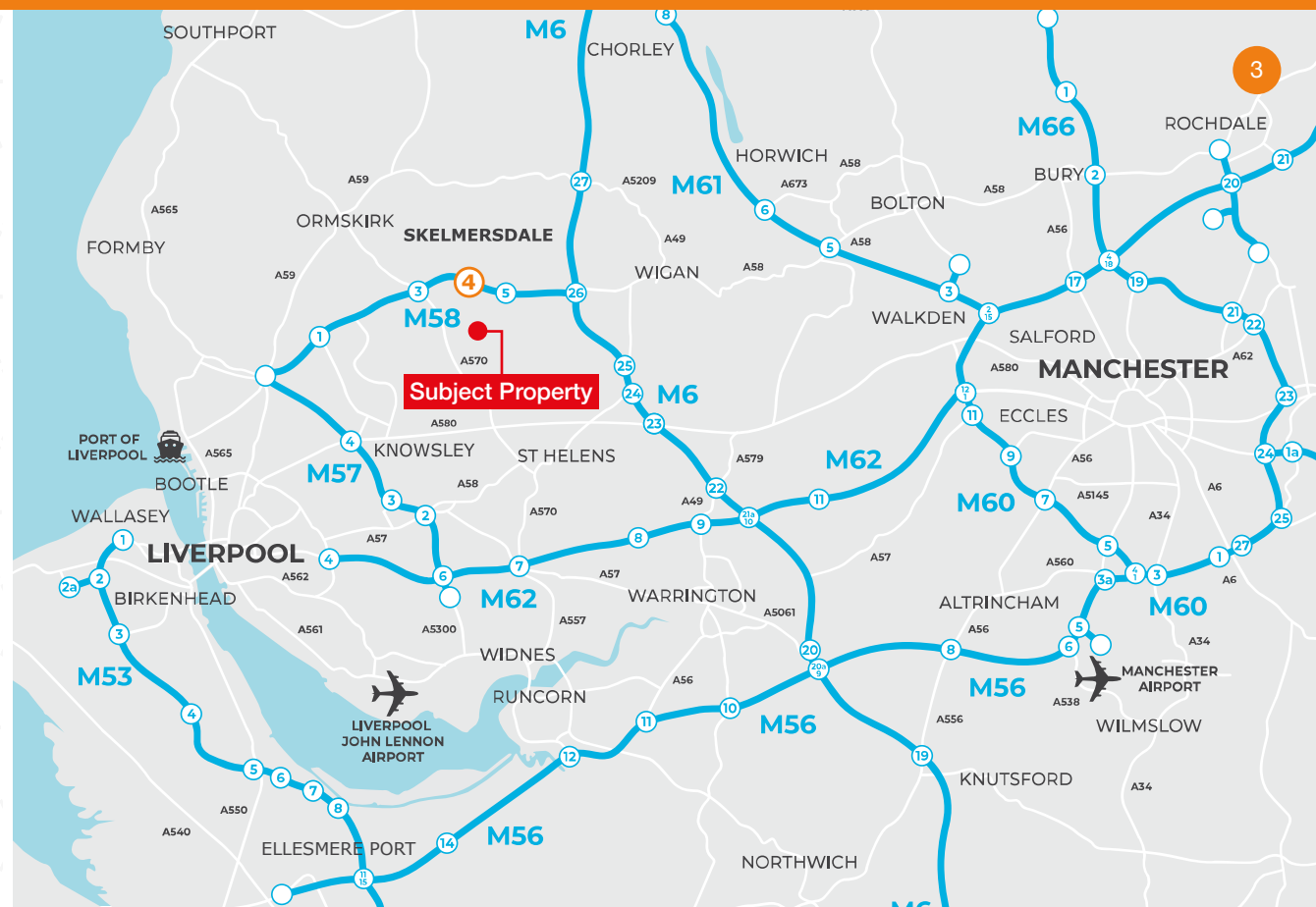
The town is widely regarded as West Lancashire's leading commercial centres, with a district population of 113,000 providing a strong and diverse labour force suited for both skilled and unskilled workers.

Situation

The property is situated in the highly successful, major employment zone of Gillibrands Industrial Estate in Skelmersdale, adjacent to J4 of the M58.

Skelmersdale town centre is situated less than 1 mile away from the estate, with space highly sought after due to the excellent transport communications. It has four well established industrial estates in total. The town has proven attractive to both logistics and manufacturing operators, with major occupiers including Asda, Amazon, DHL, PepsiCo, Kammac, Great Bear, Essity, Proctor & Gamble, amongst many others.

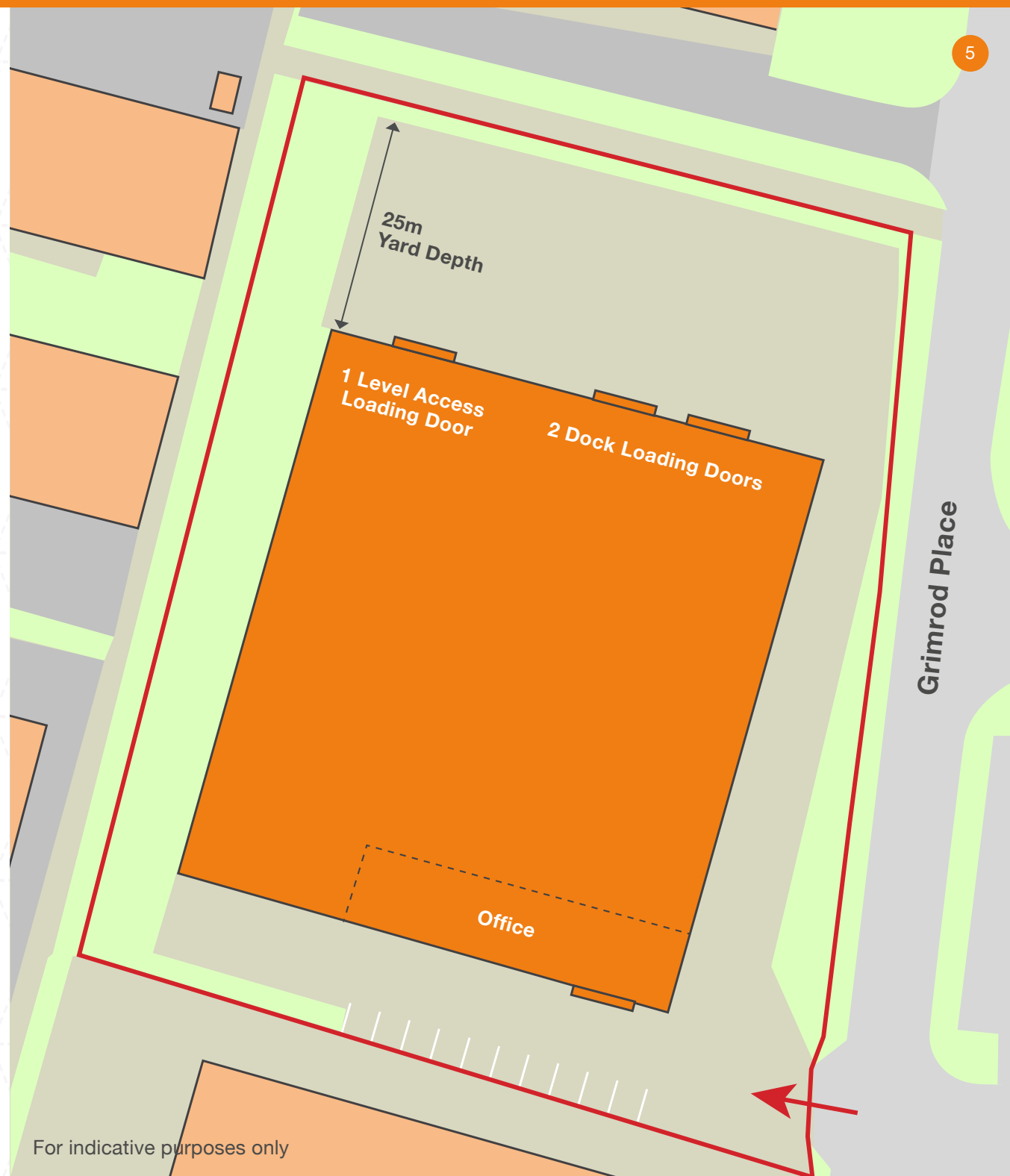
The property benefits from extensive frontage onto Grimrod Place, a key arterial route through Gillibrands Industrial Estate.



Description

The property comprises a well specified, detached industrial distribution unit on a self-contained site. Key features are:

-  **Steel portal frame construction.**
-  **Metal roof, with high level perimeter glazing.**
-  **2 dock level loading doors.**
-  **1 level access loading door.**
-  **Eaves height of 5.0m to underside of haunch.**
-  **2 storey office accommodation with entrance lobby, WC's and a canteen.**
-  **An extensive concrete service yard to the rear of the property.**
-  **Dedicated tarmacadam car parking area to the front.**
-  **Secure, fenced site with gated access.**



Accommodation

The property has been measured in accordance with RICS Code of Measuring Practice (6th Edition) and provides the following gross internal floor areas:

Use	GIA (Sq m)	GIA (Sq ft)
Warehouse	3905.5	42,039
GF Office	135	1,453
FF Office	105	1,130
Total GIA	4,145.5	44,622

Site Area

The site extends to approximately **2.24 acres (0.91 hectares)** providing a site cover of 45%.



EPC

The property has an Energy Performance Certificate of C-65.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

VAT will be payable on the purchase price due to the sale not being treated as a Transfer of a Going Concern (TOGC).

Viewings

To discuss the opportunity, or to arrange an inspection please contact:



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Proposal

We have been instructed to seek offers in excess of £2,650,000 (Two Million, Six Hundred and Fifty Thousand Pounds) subject to contract and exclusive of VAT.

Low capital value of £59.39 psf.