

GRAYTON
REAL ESTATE

TO LET / MAY SELL
INDUSTRIAL / LOGISTICS

32,000 SQ FT

PREMIUM INDUSTRIAL OPPORTUNITY

ONE GARDINERS PLACE

SKELMERSDALE · WN8 9SP



TARGET
EPC B



2 ACRE
SITE



NEW
EXTENSION



AVAILABLE
Q4 2026



9M MIN
EAVES



250 KVA
POWER

ONE GARDINERS PLACE, SKELMERSDALE, WN8 9SP
GRAYTON-RE.COM

CONTACT

DTRE

0161 549 9760
WWW.DTRE.COM

AN ESTABLISHED NORTH WEST LOCATION

UNIT 1 GARDINERS PLACE

SKELMERSDALE · WN8 9SP

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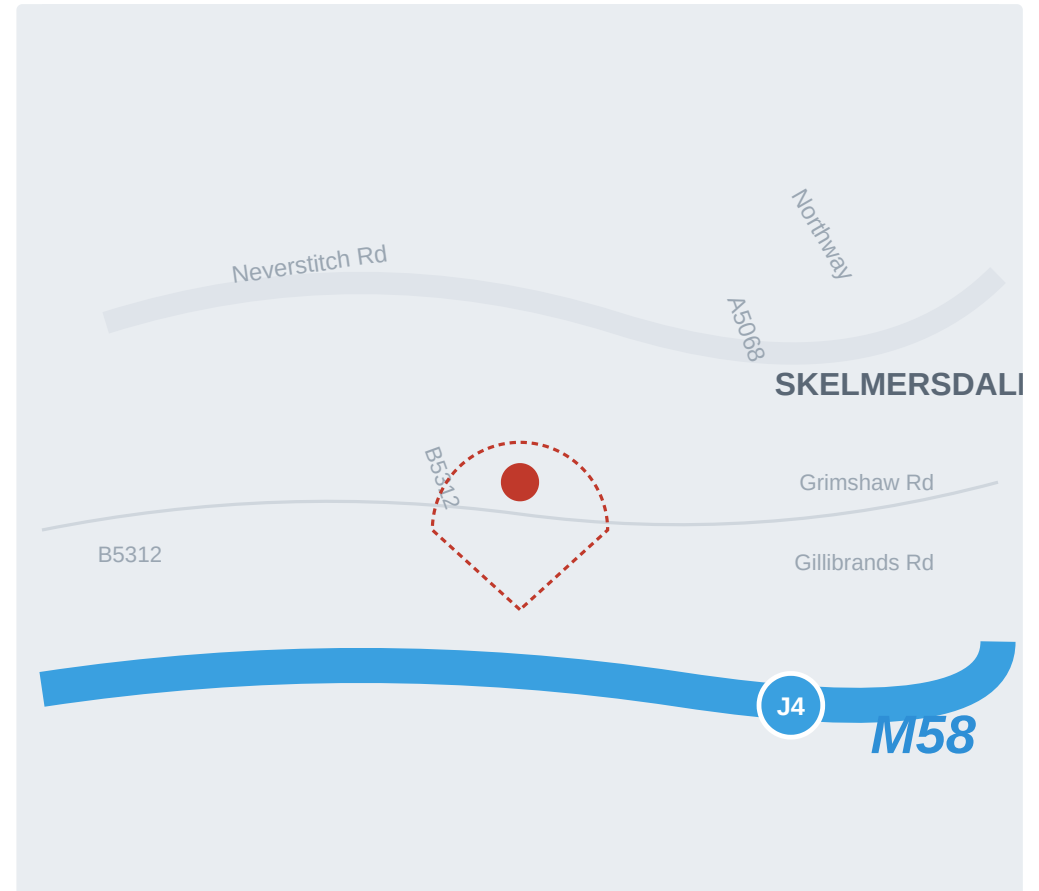
01 THE LOCATION

IN THE HEART OF THE NORTH WEST LOGISTICS NETWORK

Unit 1 Gardiners Place occupies an established industrial position in Skelmersdale, just a **3 minute drive from junction 4 of the M58** — giving rapid access to the wider motorway network and the ports and conurbations of Liverpool and Manchester.

The estate sits among strong established occupiers including **Copart (Green Parts)** and **Stackright**, with Skelmersdale town centre approximately one mile away.

DISTANCE	MILES	MINS
M58 (Junction 4)	1.5	3
Skelmersdale Town Centre	1	4
Liverpool	16	35
Manchester	28	45
M6 (Junction 26)	8	14



A SELF-CONTAINED 2 ACRE SITE

A prominent detached warehouse on a secure, fully fenced and gated 2 acre site with a generous private yard and loading frontage. Works are progressing on site now, delivering a full refurbishment and a new extension to a total of **32,000 sq ft**, targeting **EPC B**.

↗ **100% Fenced & Gated**
Secure self-contained site

⚡ **Significant Power Supply**
Minimum 250 kVA available to the unit

⊞ **Low Site Density — circa 35%**
Generous yard & circulation on a 2 acre site

🏠 **Practical Completion Q4 2026**
Refurbishment & 10,000 sq ft extension underway



A PROMINENTLY POSITIONED DETACHED WAREHOUSE

Undergoing full internal and external refurbishment, with a new 10,000 sq ft extension. Two-storey ancillary offices, ample parking and a private yard with loading.

Loading doors can be tailored to suit an occupier's requirements, subject to terms.

- ✓ DETACHED SELF-CONTAINED UNIT ON A 2 ACRE SITE
- ✓ NEW 10,000 SQ FT EXTENSION & FULL REFURBISHMENT
- ✓ TWO-STOREY ANCILLARY OFFICES (10% OF GIA)
- ✓ PRIVATE SECURE YARD & LEVEL ACCESS LOADING

SCHEDULE OF ACCOMMODATION (GIA)

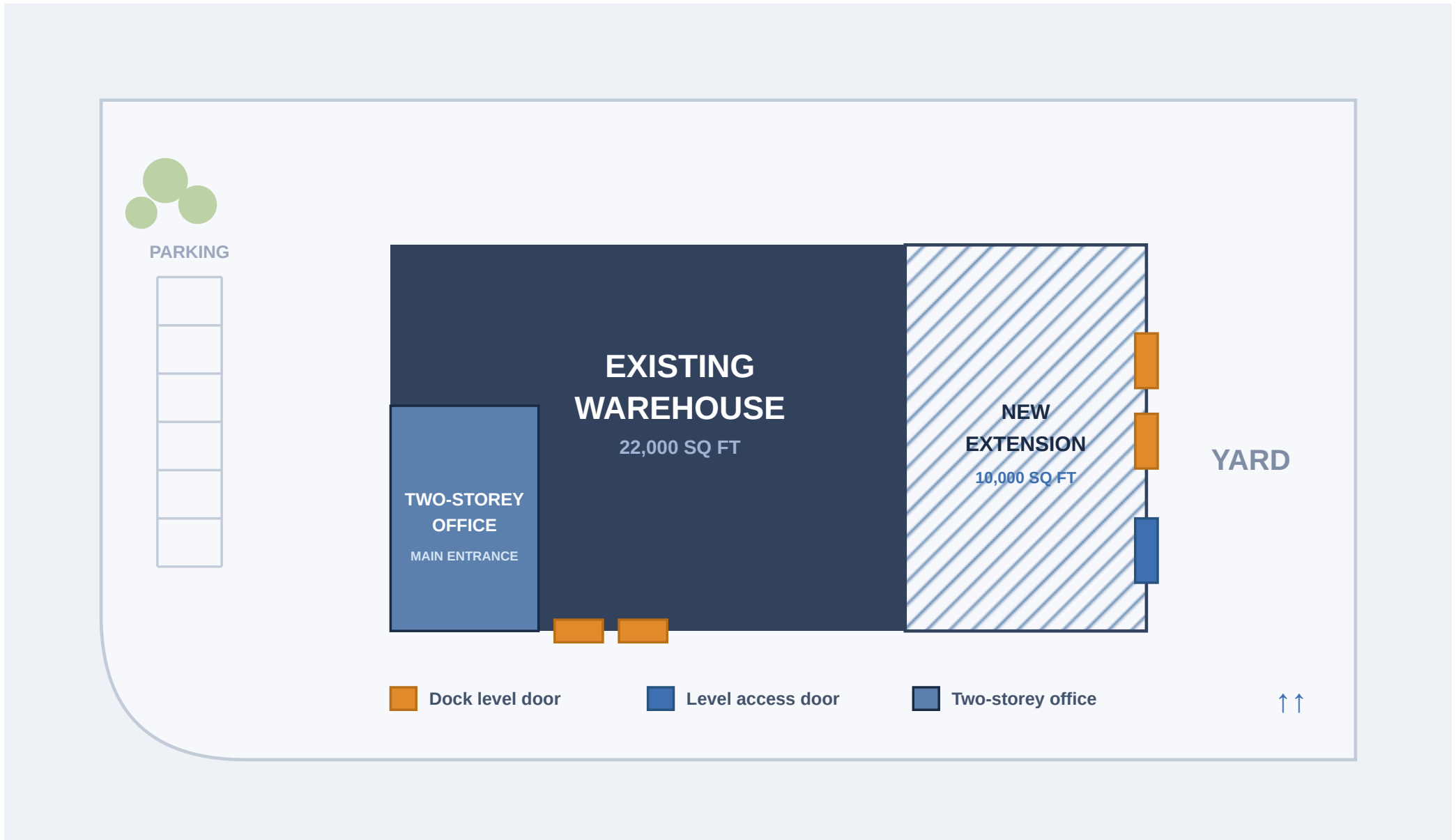
	SQ FT	SQ M
Warehouse	28,800	2,676
Ancillary office (10%)	3,200	297
TOTAL	32,000	2,973

Includes the proposed 10,000 sq ft extension.
Areas approximate pending completion of works.



04 SITE PLAN

Indicative proposed site plan showing the new extension (hatched), reconfigured yard, loading arrangement and parking. Loading doors can be tailored to suit an occupier's requirements, subject to terms.



AVAILABLE TO LET / MAY SELL FOLLOWING REDEVELOPMENT

Occupation is anticipated to be available **late Q4 2026 / Q1 2027**, following completion of the refurbishment and extension works.



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KEY TERMS

Size: 32,000 sq ft (10% office) on 2 acres

Tenure: New lease / may sell

EPC: Target EPC B · **Occupation:** Late Q4 2026 / Q1 2027

VAT: Elected for VAT