



FOR SALE

44,622 Sq Ft Industrial Unit on a Site of 2.24 Acres

3 Grimrod Place, East Gillibrands Industrial Estate, Skelmersdale, WN8 9UU



Sanderson
Weatherall



To M57 / Liverpool

J4

Hannah
FOOD SERVICE

NW Metal Sections



Royal Mail

Buffaload



M58

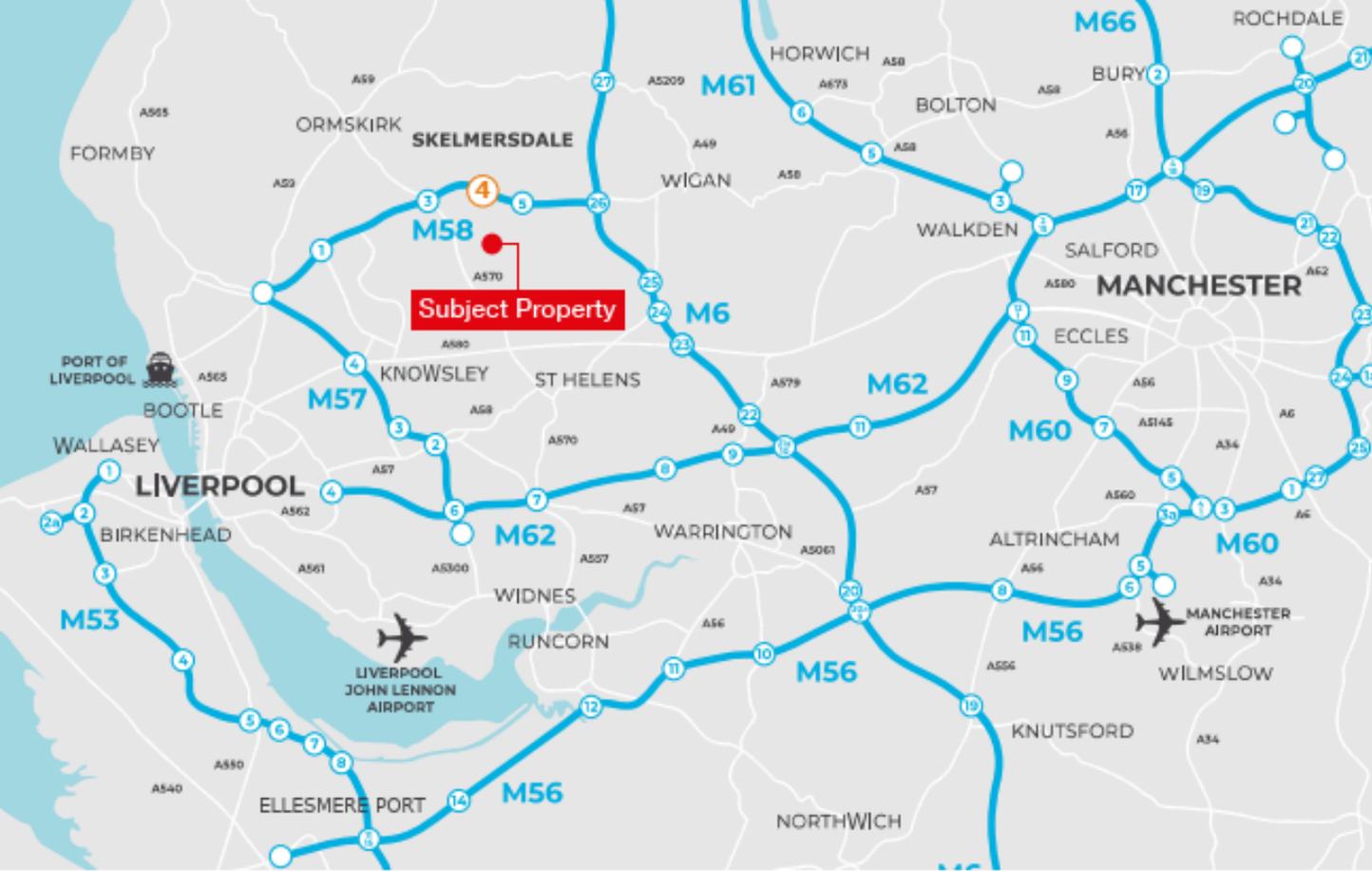
DUO-PARK



Subject Property

To M6





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.

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

Site Area

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

Accommodation

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

Area	Sq M	Sq Ft
Warehouse	3,905.50	42,039
Ground Floor Offices	135.00	1,453
First Floor Offices	105.00	1,130
Total (Exc Mezzanine)	4,145.50	44,622



EPC

The property has an EPC rating of C (72) which is due to expire on 16 November 2027 under certificate number 9955-3079-0032-0690-4295.

Rateable Value

£93,500 (2023 Rating List)
£119,000 (Draft 2026 Rating List)

Tenure

Held Freehold under the following Title Number LAN213754.

Title Plans and Registers available upon request. We recommend that interested parties review the Title documents and take their own legal advice to satisfy themselves.

Guide Price

Offers in Excess of £2,450,000.

VAT

VAT may be applicable and payable in addition to the purchase price at the prevailing rate.

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.



Viewings

Viewing strictly by appointment only with the agent.

For further information please contact:



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