



glp.com/eu

G Park Skelmersdale

Industrial/Distribution development

Build to suit opportunities from 100,000 sq ft to 260,000 sq ft



UNIT 3
257,149 SQ FT

ASDA



UNIT 1
221,123 SQ FT

UNIT 2
107,692 SQ FT

Easy access to
M58 & M6
motorways

Adjacent
occupiers
include
DHL, ASDA &
Great Bear/Culina

G-Park Skelmersdale

Leading location for logistics

Situate your business in a leading location for logistics. Surrounding occupiers include Matalan, Victorian Plumbing, Kammac Plc, Pepsico, Procter & Gamble, Hotter Shoes & SCA/Essity.

G-Park Skelmersdale offers flexible logistics solutions – high quality industrial/distribution units can be developed to meet occupiers' requirements from 100,000 sq ft to 260,000 sq ft on 42 acres.

Land is divided into three plots, with infrastructure already in place

G-Park Skelmersdale can provide a total of 590,000 sq ft of high quality logistics/ industrial accommodation in three or four buildings with best-in class specification.



Strategic location

Strategic location

Located one mile from Junction 4 of the M58 and five miles from Junction 26 of the M6.



G-TRACK

G-TRACK makes it possible to deliver high quality buildings within market-beating timescales while maintaining the highest construction standards.



High spec

Finished to high specification

High quality self-contained distribution facility.



Reasons to be here

G-Park Skelmersdale offers the occupier quality buildings in an established and popular commercial area – adjacent occupiers include DHL, ASDA and Great Bear/Culina.

The sites are located 1 mile from Junction 4 of the M58 which is accessed via the A5068 dual carriageway. Junction 26 of the M6 motorway is 5 miles to the east and the M57/M58 intersection is 9.5 miles to the west. Liverpool2 is 13.5 miles to the west and Manchester 31 miles to the south.

Skelmersdale has ambitious plans with the space to grow its population and business base to ensure the Borough is well placed to attract new business opportunities, particularly being in such close proximity to the Port of Liverpool (Liverpool2).

Skelmersdale's land, location and links mean it has lots to offer:



Rural district in close proximity



Access to Manchester & Liverpool



Sport & Leisure Opportunities



Easy access to M58 and M6 Motorway



Strategic Location



Strong Labour Pool



Transport Links

Strategic location

Located one mile from Junction 4 of the M58 and five miles from Junction 26 of the M6.

Transport links

Skelmersdale is well connected in the North West of England. Liverpool, Preston and Manchester are all within easy reach. The roads have been designed to drive around efficiently. This gives quick access to the motorway network for rapid movement of goods and people.

Strong labour pool

Education establishments are thriving in West Lancashire, with Edge Hill University and West Lancashire College providing the workforce and entrepreneurs of tomorrow.



Isochrone and demographic profile



West Lancashire is one of 12 districts in Lancashire and stretches from the outskirts of Liverpool to the south of the River Ribble, with Southport to the west and Wigan and Chorley to the east.

Total population is 110,700 with an estimated 45,400 households.

In 2017, 61.2% of the population were of working age. Of those, 76.6% of West Lancashire residents were economically active. Of those economically active, 69.8% were in employment.

The most populated settlement area is Skelmersdale followed by Ormskirk, Burscough and Aughton.

Source: Nomis 2019

Resources

For more information on lifestyle, employment, skills, funding and support visit <https://letstalkskelmersdale.com>

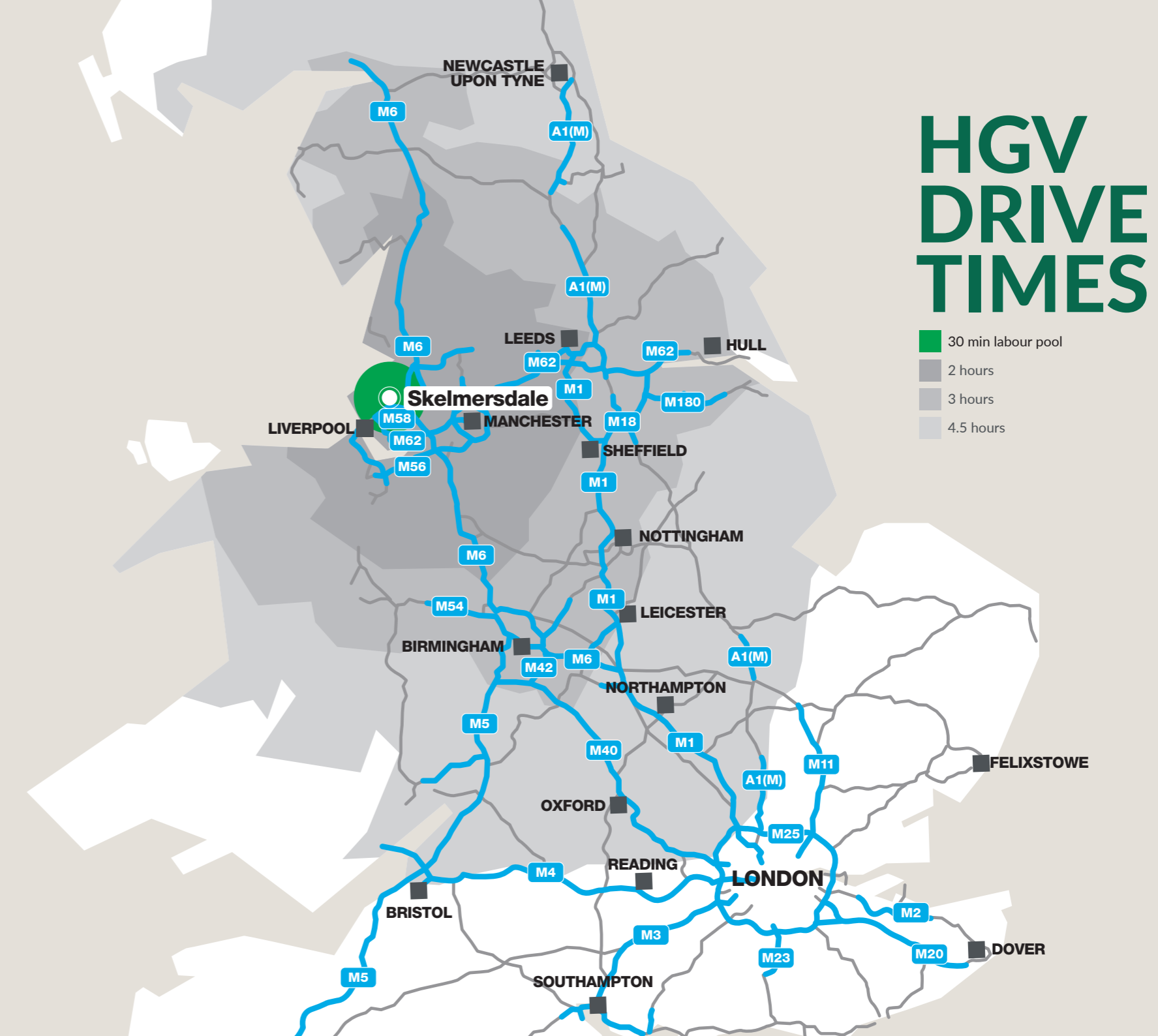
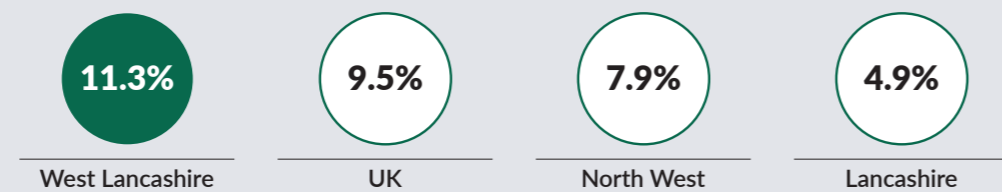
Population Statistics	West Lancashire	West Lancashire	North West	UK
	2017 census	2018		
Total working age	69,700	61.2%	62.5%	62.9%
Unemployed	2,300	4.5%	4.0%	4.2%
Managers & Senior Officials	4,800	9.9%	10.1%	10.8%
Skilled Trades & Administrators	9,400	19.5%	20.4%	20.2%
Process, Plant & Machinery & Elementary Occupations	5,200	21.2%	17.7%	16.8%

Source: Nomis 2019.

Forecast total employment change: 2013-2032

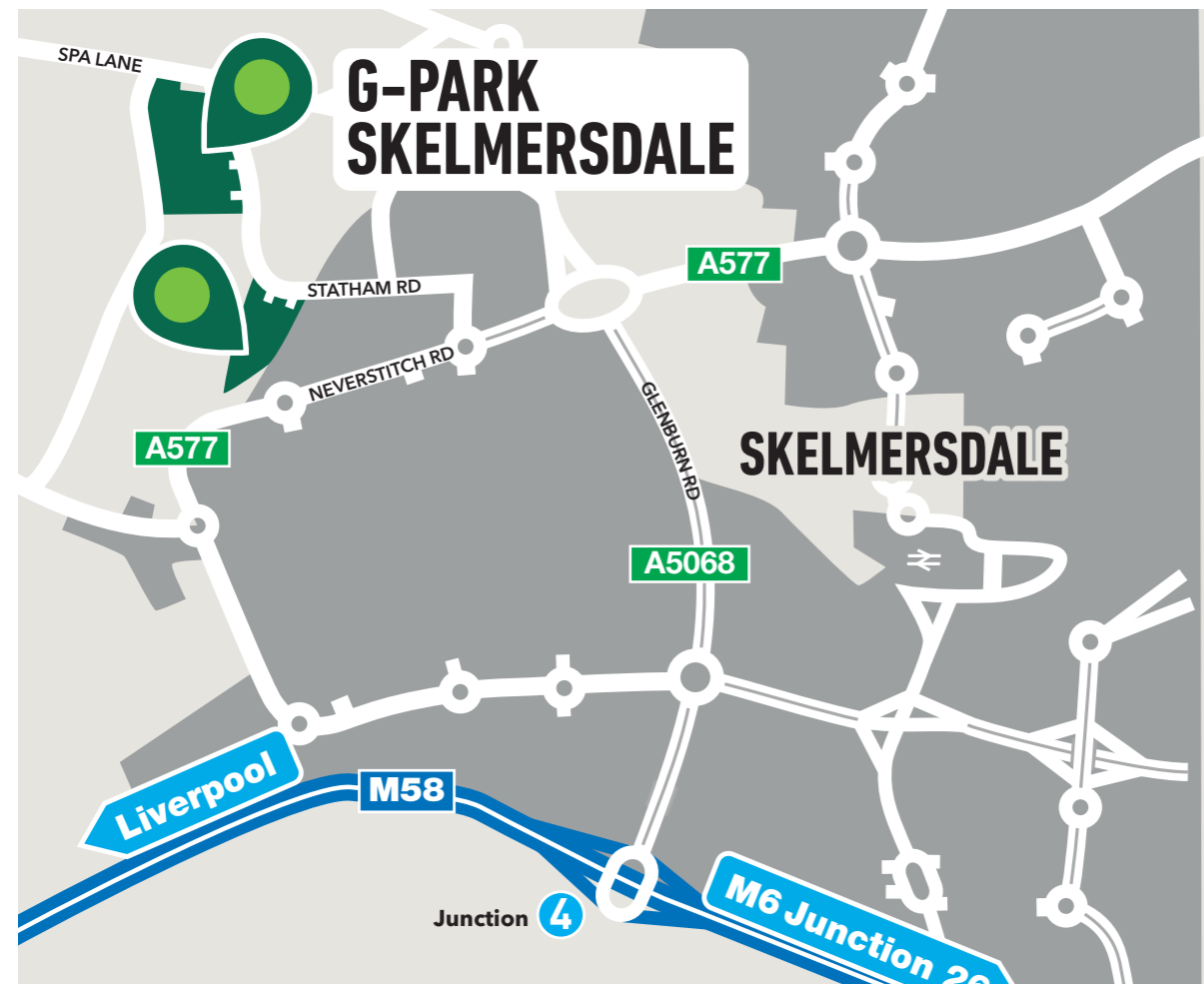
Employment in West Lancashire is set to grow at more than double the average rate predicted for the Local Enterprise Partnership area. By 2022 employment is set to have grown by 6.9%, compared to an average of 3.3% for districts in the Lancashire LEP area. Furthermore, this rate is predicted to continue with employment increasing by 11.3% by 2032. This is the highest rate of growth across the comparator areas.

Source: Oxford Economics LA Forecast





Strategic location and travel distances



Travel Distances


Destination	Miles
M58 Junction 4	1
M6 Junction 26	5
Liverpool	16
Liverpool2	13.5
Manchester	31
Leeds	69
Birmingham	96
Coventry	114
Glasgow	203
London	220




SITE PLAN & SPEC

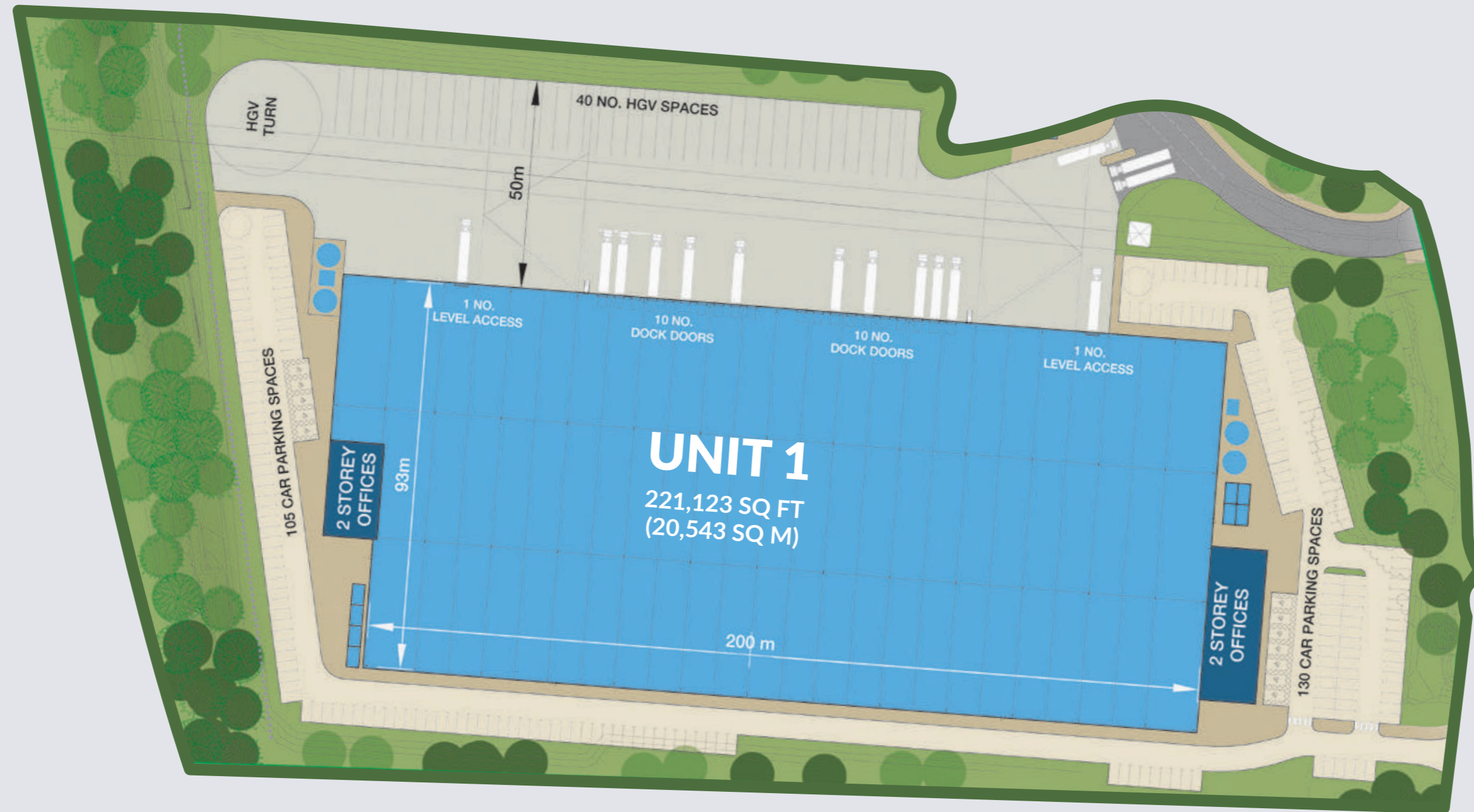


Unit 1


21,600
 Wide Aisle
 pallet spaces


25,700
 Narrow Aisle
 pallet spaces

BUILD-TO-SUIT



Schedule of accommodation

TOTAL GIA

221,123 SQ FT

TOTAL GIA

20,543 SQ M


Warehouse	205,634 sq ft	19,104 sq m
Office (2 storey)	15,274 sq ft	1,419 sq m
Gatehouse	215 sq ft	20 sq m
Total GIA	221,123 sq ft	20,543 sq m

Key features



 Clear height
 12.75 m


 13.07 acres
 (5.29 ha)


 Enhanced
 2020 spec


 2 level
 access


 20 dock
 doors


 50m
 yard depth


 62 HGV
 parking

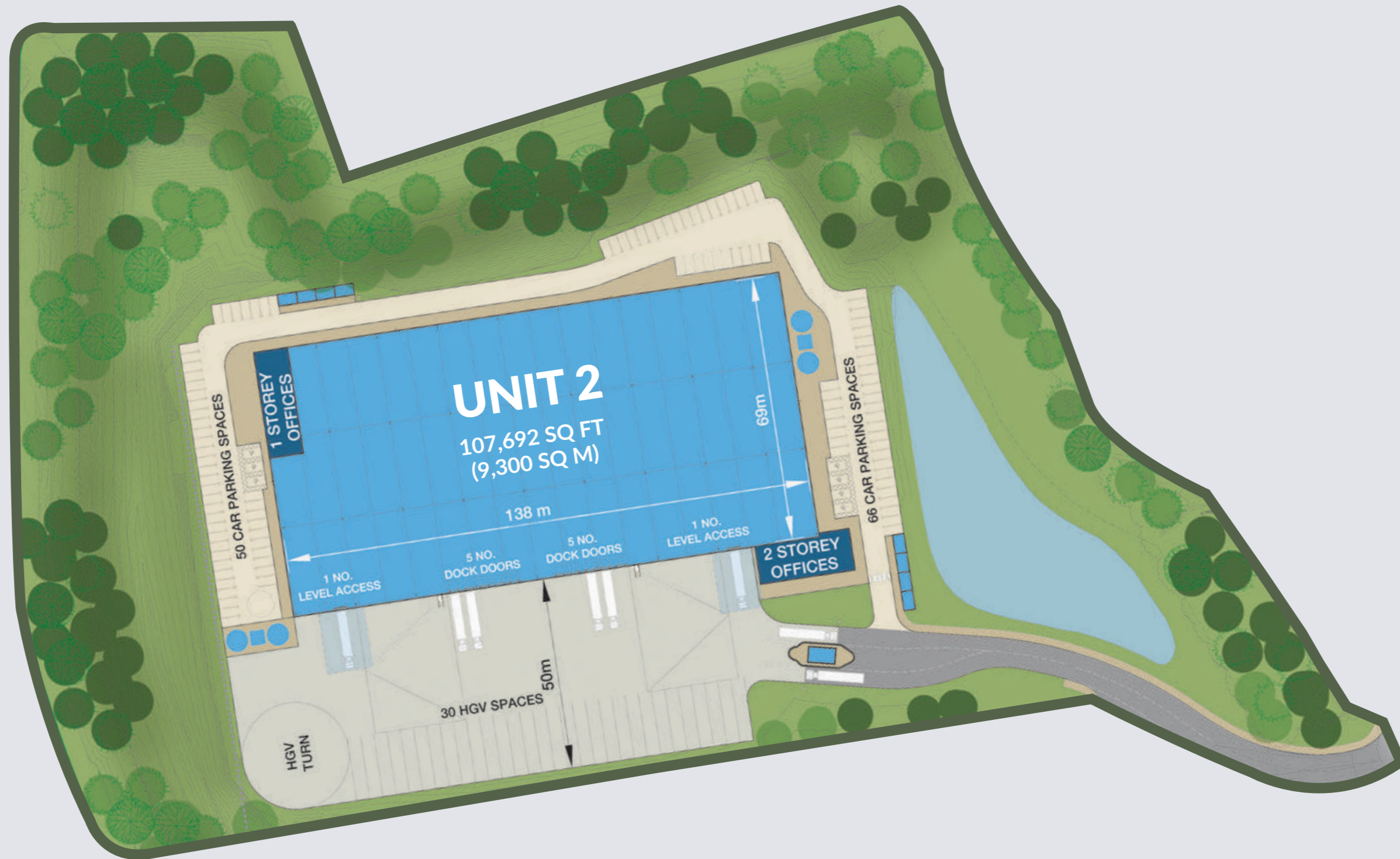

 235 car
 parking

Unit 2

11,150
Wide Aisle
pallet spaces

13,200
Narrow Aisle
pallet spaces

BUILD-TO-SUIT



Schedule of accommodation

TOTAL GIA
107,692
SQ FT

TOTAL GIA
10,005
SQ M

Warehouse	100,104 sq ft	9,300 sq m
Office (2 storey)	7,373 sq ft	685 sq m
Gatehouse	215 sq ft	20 sq m
Total GIA	107,692 sq ft	10,005 sq m

Key features


Clear height
12 m


13.10 acres
(5.30 ha)


Enhanced
2020 spec


2 level
access



10 dock
doors


50m
yard depth



42 HGV
parking


116 car
parking

Unit 3

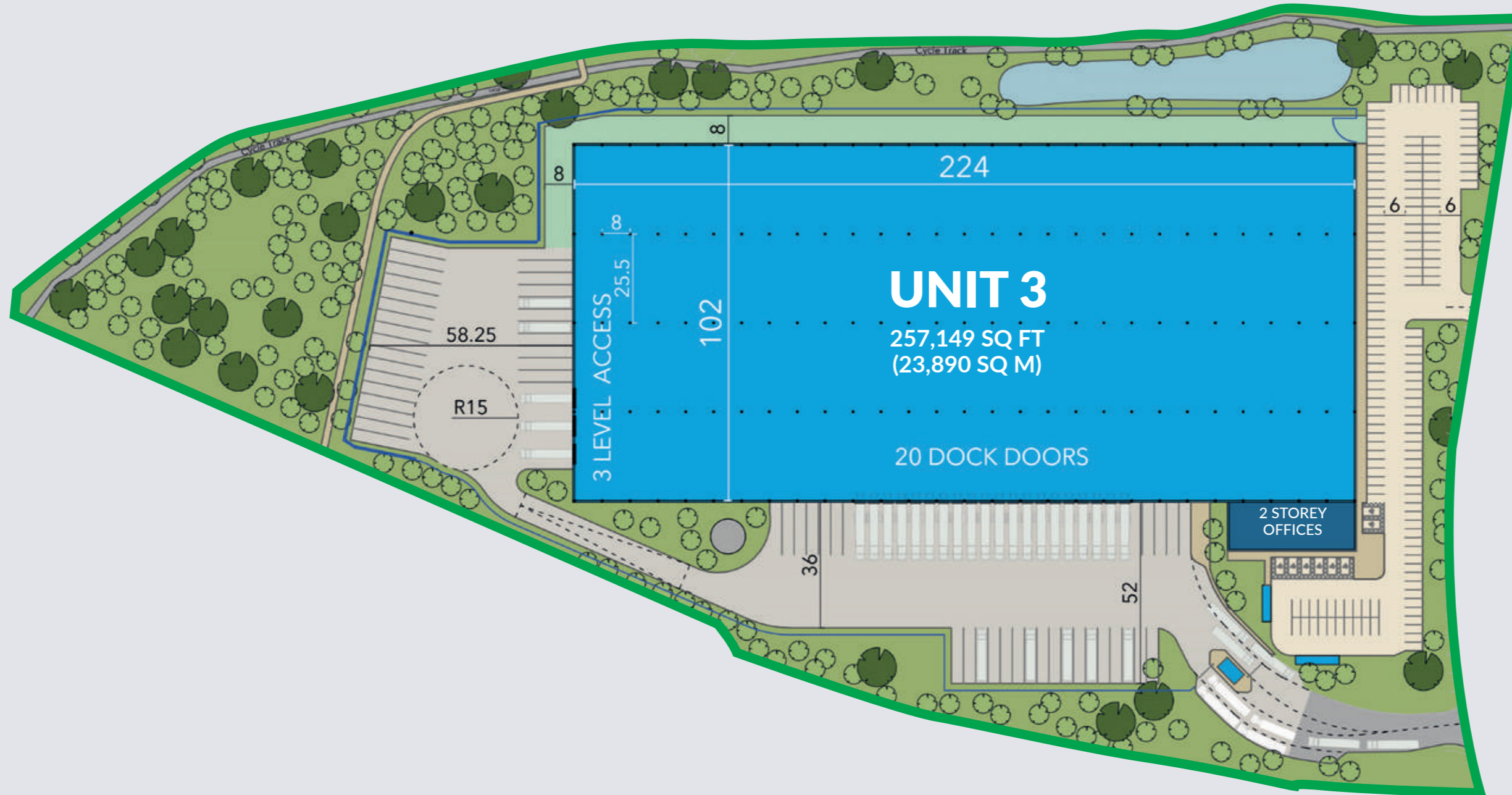


30,250
Wide Aisle
pallet spaces



35,900
Narrow Aisle
pallet spaces

BUILD-TO-SUIT



Schedule of accommodation

TOTAL GIA
257,149
SQ FT

TOTAL GIA
23,890
SQ M

Warehouse	15,274 sq ft	22,848 sq m
Office (2 storey)	11,000 sq ft	1,022 sq m
Gatehouse	215 sq ft	20 sq m
Total GIA	257,149 sq ft	23,890 sq m

Key features



Clear height
15 m


15.17 acres
(6.14 ha)


Enhanced
2020 spec


3 level
access


20 dock
doors


52m
yard depth


77 HGV
parking


140 car
parking

G-Park Skelmersdale

Sustainability as standard



Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

GLP is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

The GLP improved specification includes:

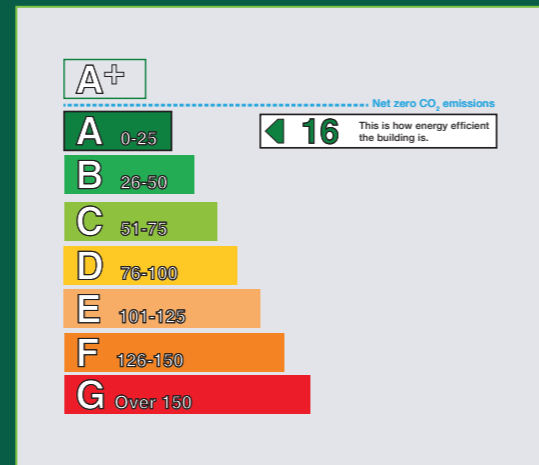
- ✔ BREEAM® Excellent – to all buildings
- ✔ WELL ready
- ✔ LED lighting throughout
- ✔ Low water spray taps
- ✔ 12% less embodied carbon than industry standard
- ✔ 15% less operational carbon in day-to-day operations
- ✔ Provision for electric vehicles
- ✔ Planet Mark offered for first year of occupancy to help manage energy use
- ✔ G-Hive scheme and wildflower planting to improve biodiversity
- ✔ 100% recycled and recyclable carpets
- ✔ Painted using VOC free natural paint

G-Park Skelmersdale

BREEAM® and energy efficiency ratings



BREEAM® UK New Construction 2018: Industrial (Shell and Core)



Energy usage

Monitoring energy usage

Our online energy dashboard can help customers proactively manage their energy consumption.



Cost Effective

Cost-effective

We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.



Water usage

Reducing water usage

Rainwater harvesting for use in toilet flushing and other non-potable applications.



Optimising natural light

Optimising the use of natural light

Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



Recycling performance

Recycled & recyclable materials

Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



Exceeding regulations

Exceeding requirements

GLP is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.



GLP in Europe

GLP owns one of the highest quality portfolios in Europe with assets located in key global gateway and population centres across Germany, UK, France, Spain, Italy, Poland, Hungary, Slovakia, Czech Republic and Netherlands.

We have industry-leading capabilities across the whole value chain including Investment, Development, Asset management and Leasing. We have a proven track record of delivering 9 million sq m of warehouse space to a broad range of customers.

Our portfolio is characterised by prime big box logistics assets developed to industry-leading specifications and occupied by a diverse customer community.

Our current operating portfolio consists of more than 3.9 million sq m across the strategic logistic markets, and we manage three funds in Europe totalling more than €6 billion (US\$7 billion) AUM. From our existing land bank, we have the ability to develop a further 4 million sq m of new space in strategic locations within our key European markets.



3.9 million sq m
operating portfolio



9 million sq m
development in 30 years



4 million sq m
development pipeline



Strong
global presence





Contacts

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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. July 2020. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.





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