



glp.com/eu

G-Park Skelmersdale

Industrial/Distribution development

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



W8N 8DY



High Spec



257,149
SQ FT



20,543
SQ M



UNIT 3

257,149 SQ FT

ASDA



UNIT 1

223,309 SQ FT

UNIT 2

113,452 SQ FT

Detailed
planning consent
in place

Earthworks
underway

Leading location for logistics

Situate your business in a leading location for logistics. Surrounding occupiers include Matalan, Victorian Plumbing, Kammac PLC, Pipsico, 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 it's 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
Educational establishments are thriving in West Lancashire, with Edge Hill University and West Lancashire College providing the workforce and entrepreneurs of tomorrow.



CGI of Unit 1, 2 and 3

Labour and Demographics

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 45,500 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 Skelmersdake followed by Ormskirk , Burscough and Aughton

Source: Nomis 2023

Resources

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



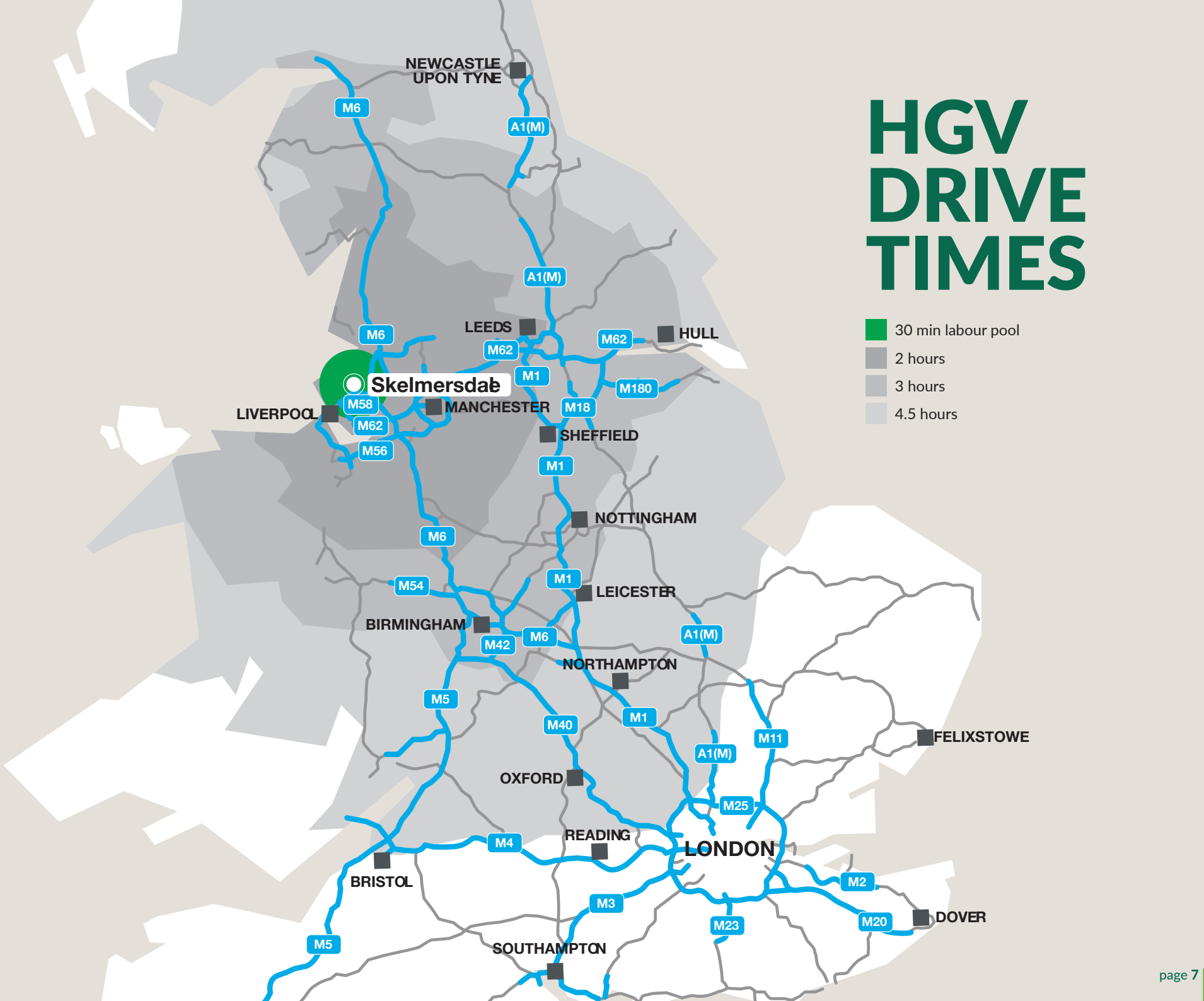
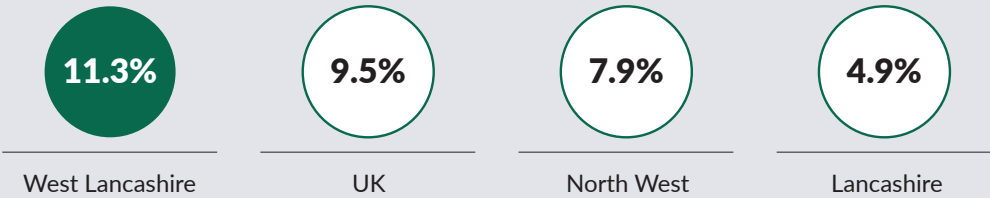
Population Statistics	West Lancashire	West Lancashire	North West	UK
	Oct 2021-Sep 2022	Oct 2021-Sep 2022		
Total Working Age	72,200	61.7%	62.5%	62.9%
Unemployed	2,300	4.6%	4.2%	3.7%
Managers & Senior Officials	5,700	12.0%	9.5%	10.5%
Skilled Trades & Administrators	9,400	19.5%	20.4%	20.2%
Process, Plant & Machinery & Elementary Occupations	5,200	21.2%	17.7%	16.8%

Source: Nomis 2023

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 bu 6.9% compared to an average of 3.3% for districts in the Lancashire LEP area. Furthermore, this rate of growth 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.



Labour and Demographics



WN8 8DY

Travel Distances


Destination	Miles
M58 Junction 4	1
M6 Junction 26	5
Liverpool	16
Warrington	20
Liverpool 2 Port	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




Schedule of accommodation

 TOTAL GIA	 TOTAL GIA	
223,309 SQ FT	20,746 SQ M	
Warehouse	212,104 sq ft	19,705 sq m
Office (2 storey)	9,537 sq ft	886 sq m
Gatehouse	215 sq ft	20 sq m
Total GIA	223,309 sq ft	20,746 sq m


Key features




Clear height
12.7m




Clear height
12.7m




Clear height
12.7m




2 Level
access




20 dock
doors




50m yard
depth



62 HGV
parking



235 car
parking




Incoming
KVA Power

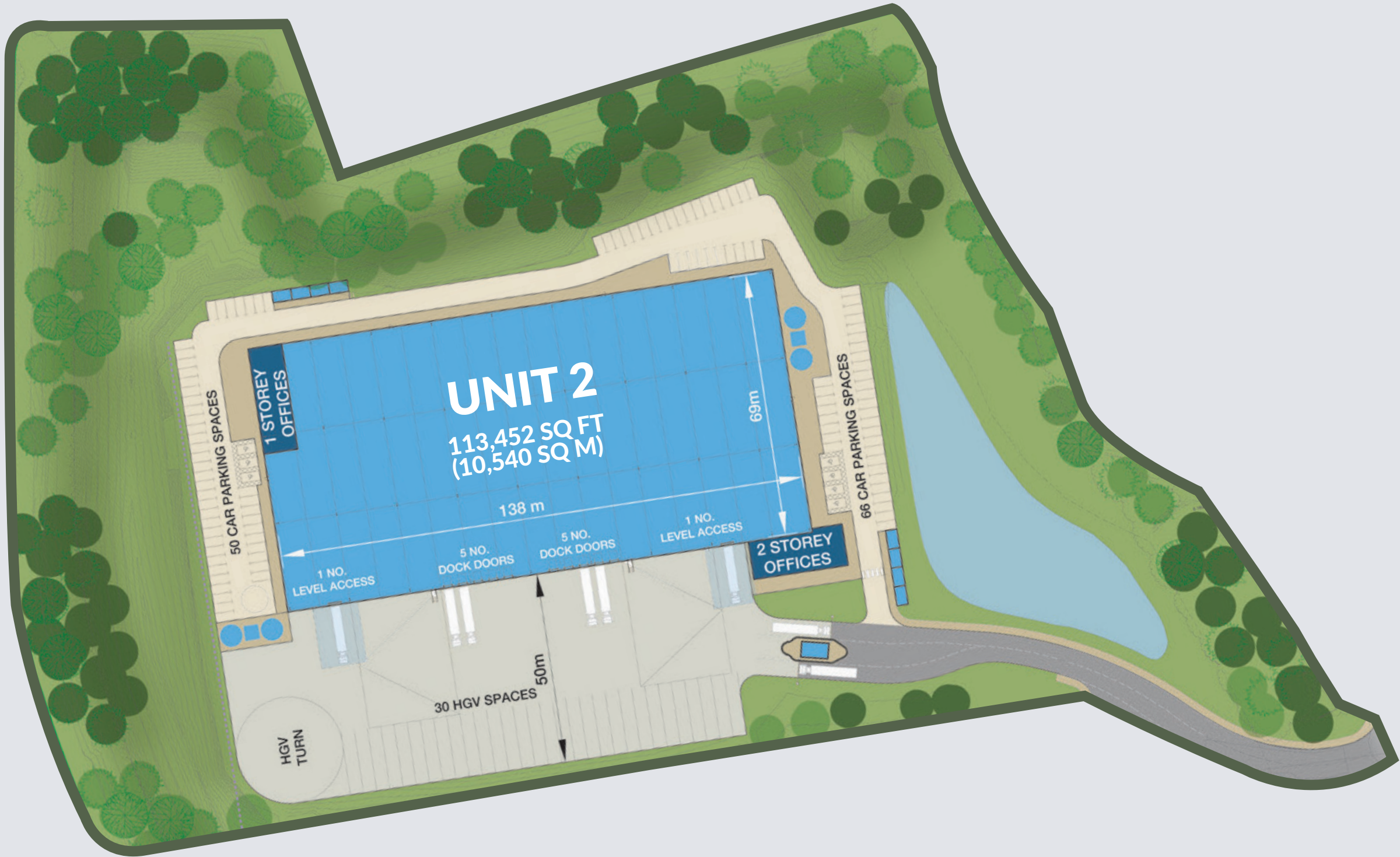
Unit 2



11,150
Wide Aisle
pallet spaces



13,200
Narrow Aisle
pallet spaces



Schedule of accommodation



113,452
SQ FT



10,540
SQ M

Warehouse	102,441 sq ft	9,517 sq m
Office (2 storey)	9,343 sq ft	868 sq m
Gatehouse	215 sq ft	20 sq m
Total GIA	113,452 sq ft	10,540 sq m

Key features



Clear height
12m



13.10 acres
(5.30 ha)



Enhanced
Specification



2 Level
access



10 dock
doors



50m yard
depth



42 HGV
parking




116 car
parking




Incoming
KVA Power

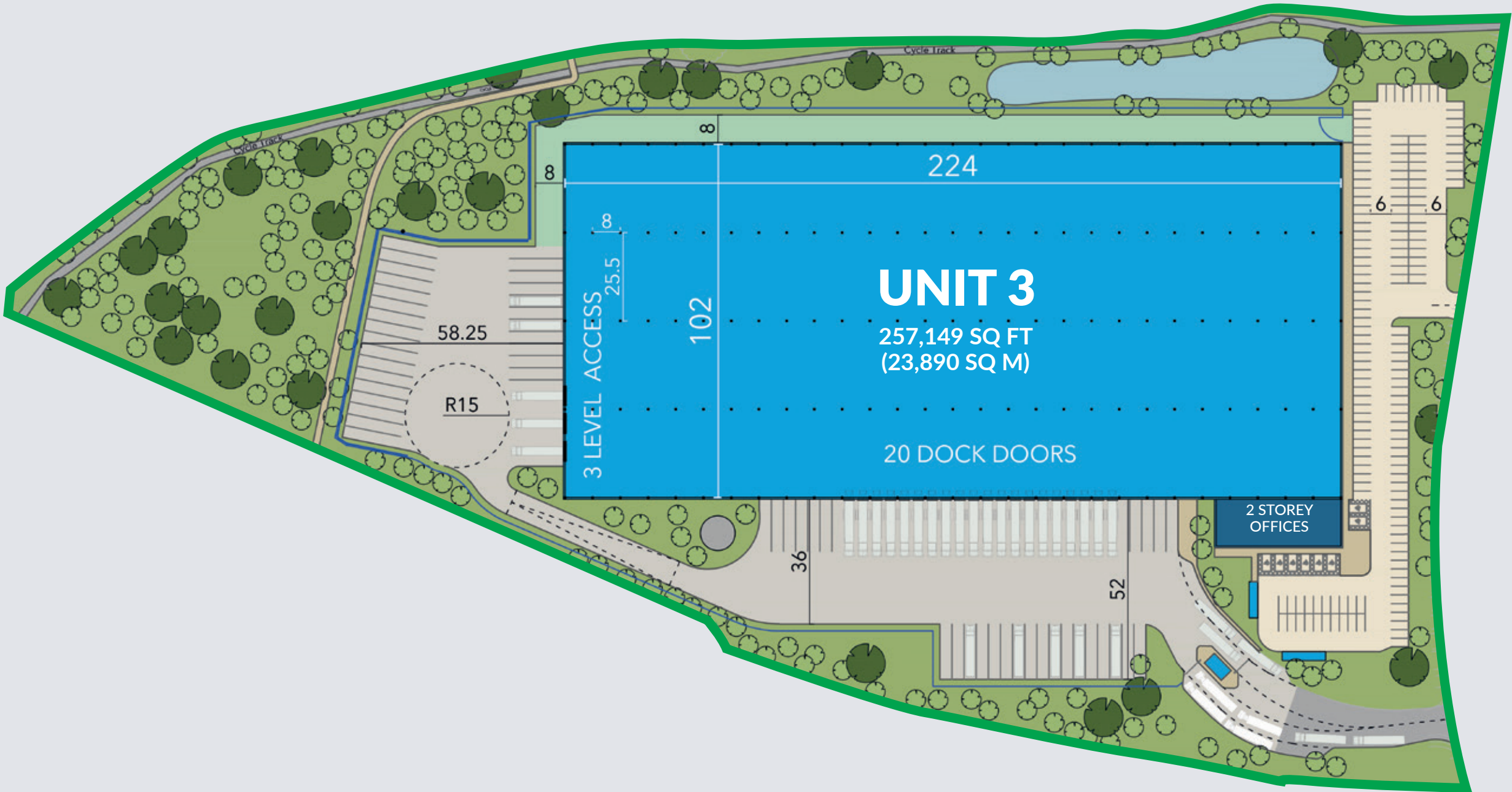
Unit 3



30,250
Wide Aisle
pallet spaces




35,900
Narrow Aisle
pallet spaces




Schedule of accommodation

TOTAL GIA	TOTAL GIA	
257,149 SQ FT	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
15m




15.17 acres
(6.14 ha)




Enhanced
Specification




3 Level
access




20 dock
doors




52m yard
depth



77 HGV
parking



140 car
parking



Incoming
KVA Power

Sustainability as standard



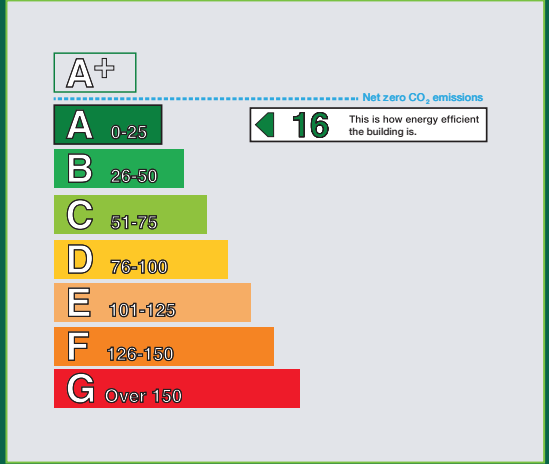
Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

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



Monitoring Energy Usage
Our online energy dashboard can help customers proactively manage their energy consumption



Reducing Water Usage
Rainwater harvesting for use in toilet flushing and other non-potable applications



Recycled & recyclable materials
Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities



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



Optimising the use of natural light
Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs



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



GLP in Europe

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies. Our combined investing and operating expertise allow us to create value for our customers and investors. We operate across Brazil, China, Europe, India, Japan, the U.S. and Vietnam and have more than US\$120 billion in assets under management in real estate and private equity.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our shareholders and investors, support our employees and customers and enhance our local communities. Learn more at glp.com/global

Our European operating portfolio consists of more than 5.6 million SQ M across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million SQ M. To learn more about our European operations, please go to eu.glp.com

Learn more at www.glp.com



3.9 million sq m
operating portfolio



9 million sq m
development in 30 years



4 million sq m
development pipeline



Strong global
presence



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