

# G-Park Skelmersdale

Three build-to-suit opportunities from 100,000 sq ft to 260,000 sq ft  
Detailed planning consent in place — earthworks and infrastructure complete



223,309  
sq ft



113,452  
sq ft



257,149  
sq ft



Build-to-suit  
opportunities



High spec



WN8 8DY

G+Plus

Building Communities  
& Wellbeing



net-Zero

A GLP net-Zero build

Unit 1

Unit 2

Unit 3

GLP

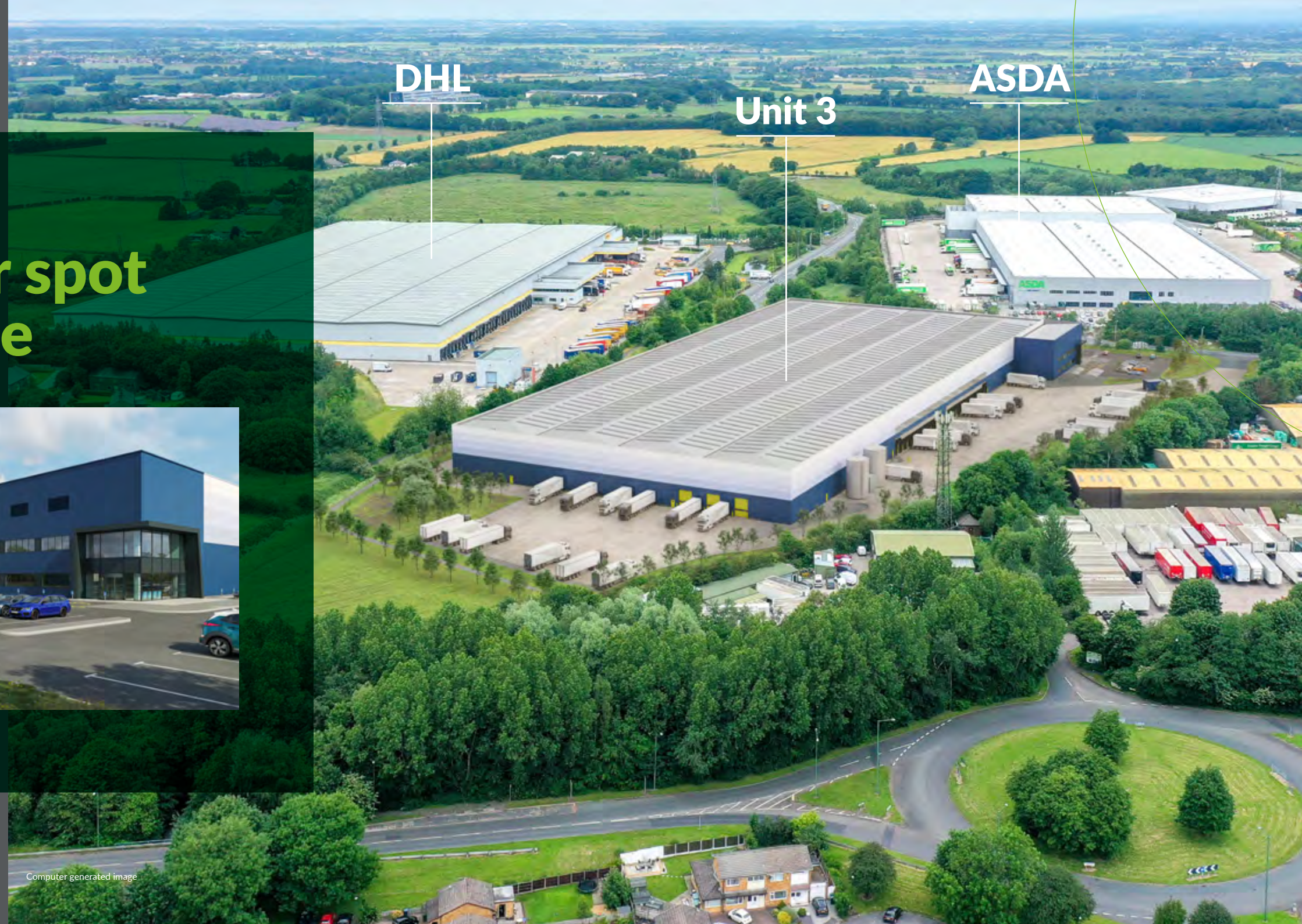
eu.glp.com



# A leading location for logistics — secure your spot at G-Park Skelmersdale

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.



## SUSTAINABLE AS STANDARD

Sustainability benefits are built into every development at no extra cost, including water harvesting, optimising natural light and implementing building environmental analytics to monitor energy usage.





## Key statistics



Representative images



### Unit 1



223,309  
sq ft



20 dock  
doors



50m max  
yard depth



2 level  
access



62 HGV  
parking



235  
car parking

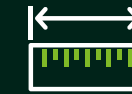
### Unit 2



113,452  
sq ft



10 dock  
doors



50m max  
yard depth



2 level  
access



42 HGV  
parking

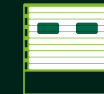


116  
car parking

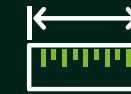
### Unit 3



257,149  
sq ft



20 dock  
doors



52m max  
yard depth



3 level  
access



77 HGV  
parking



140  
car parking

Unit 3/15m  
Unit 1/12.7m  
Unit 2/12m

clear internal height  
(from internal ground floor level)

Internal  
ground  
floor level



1.2m dock wall height



# G-Park Skelmersdale



Unit 3



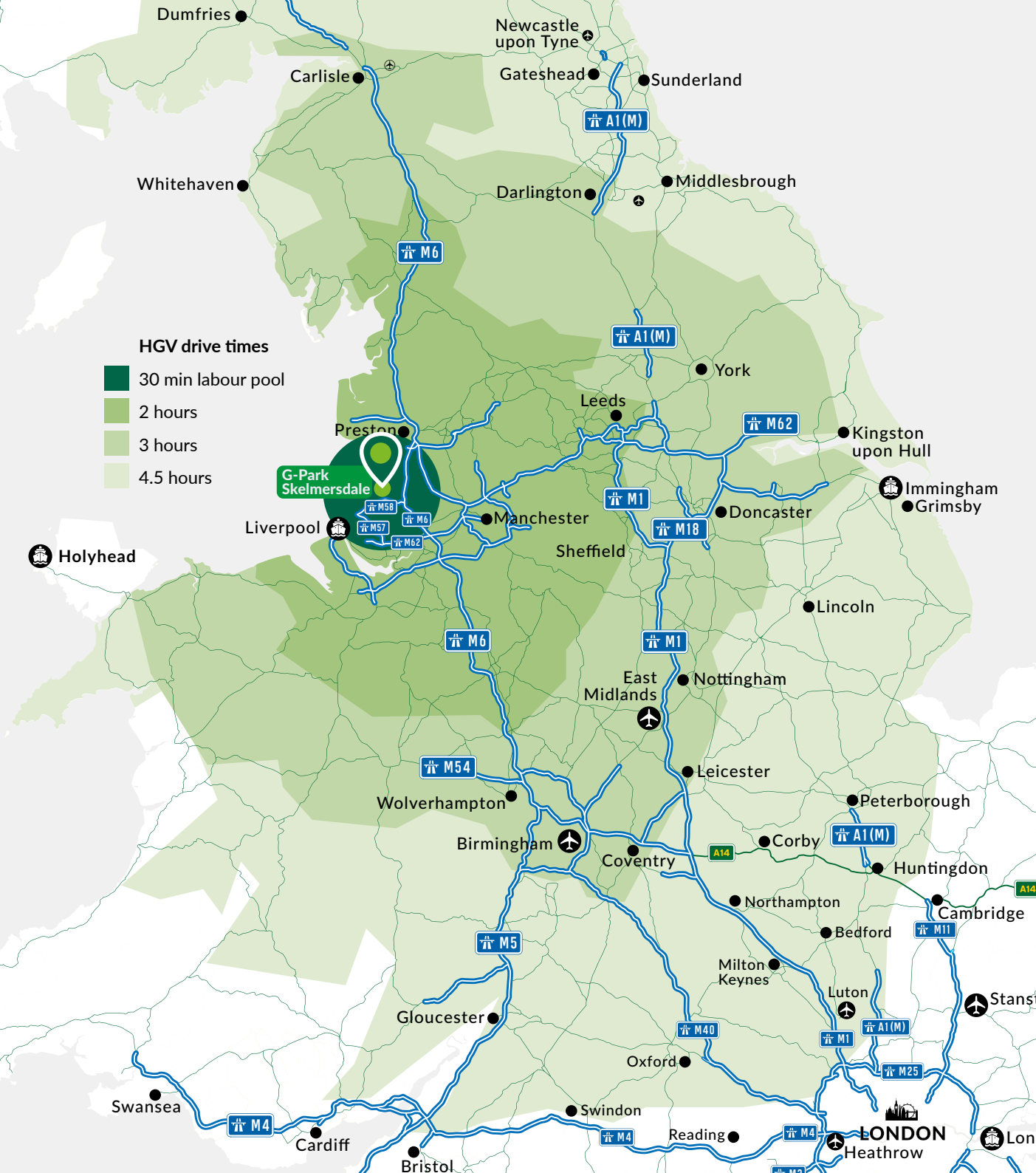
Reasons to be here

Delivering on location

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).



Rural district in close proximity



Access to Manchester & Liverpool



Sport & leisure opportunities



Easy access to M58 and M6 motorway

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.

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



MOTORWAY LINKS



**Major road links**  
Junction 4 of the M58, is 1 mile to the South.



**Major road links**  
Junction 26 of the M6, is 5 miles to the East.





# Tap into West Lancashire's workforce

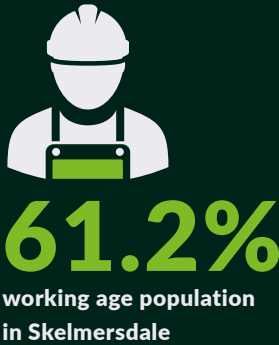
West Lancashire is one of 12 districts in Lancashire and stretches from the outskirts of Liverpool to the south of the River Ribble with Southport to the west and Wigan and Chorley to the east.

Total population is 110,700 with an estimated 45,500 households.

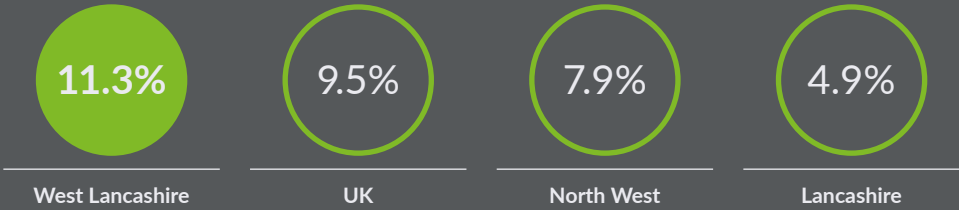
In 2017, 61.2 % of the population were of working age. Of those, 76.6% of West Lancashire residents were economically active.

Of those economically active, 69.8% were in employment. The most populated settlement area is Skelmersdale followed by Ormskirk, Burscough and Aughton.

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



Source: Nomis 2023



## WEST LANCASHIRE OFFERS UNMATCHED JOB GROWTH

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 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.

Oct 2021–Sept 2022	West Lancashire	West Lancashire	North West	UK
Total working age	72,000	61.7%	62.5%	62.9%
Unemployed	2,300	4.6%	4.2%	3.7%
Managers & Senior Officials	5,700	12%	9.5%	10.5%
Skilled Trades & Adminstrators	9,400	19.5%	20.4%	20.2%
Process, Plant & Machinery & Elementary Occupations	5,200	21.2%	17.7%	16.8%

Source: Nomis 2023

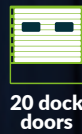


G-Park Skelmersdale

Unit 1

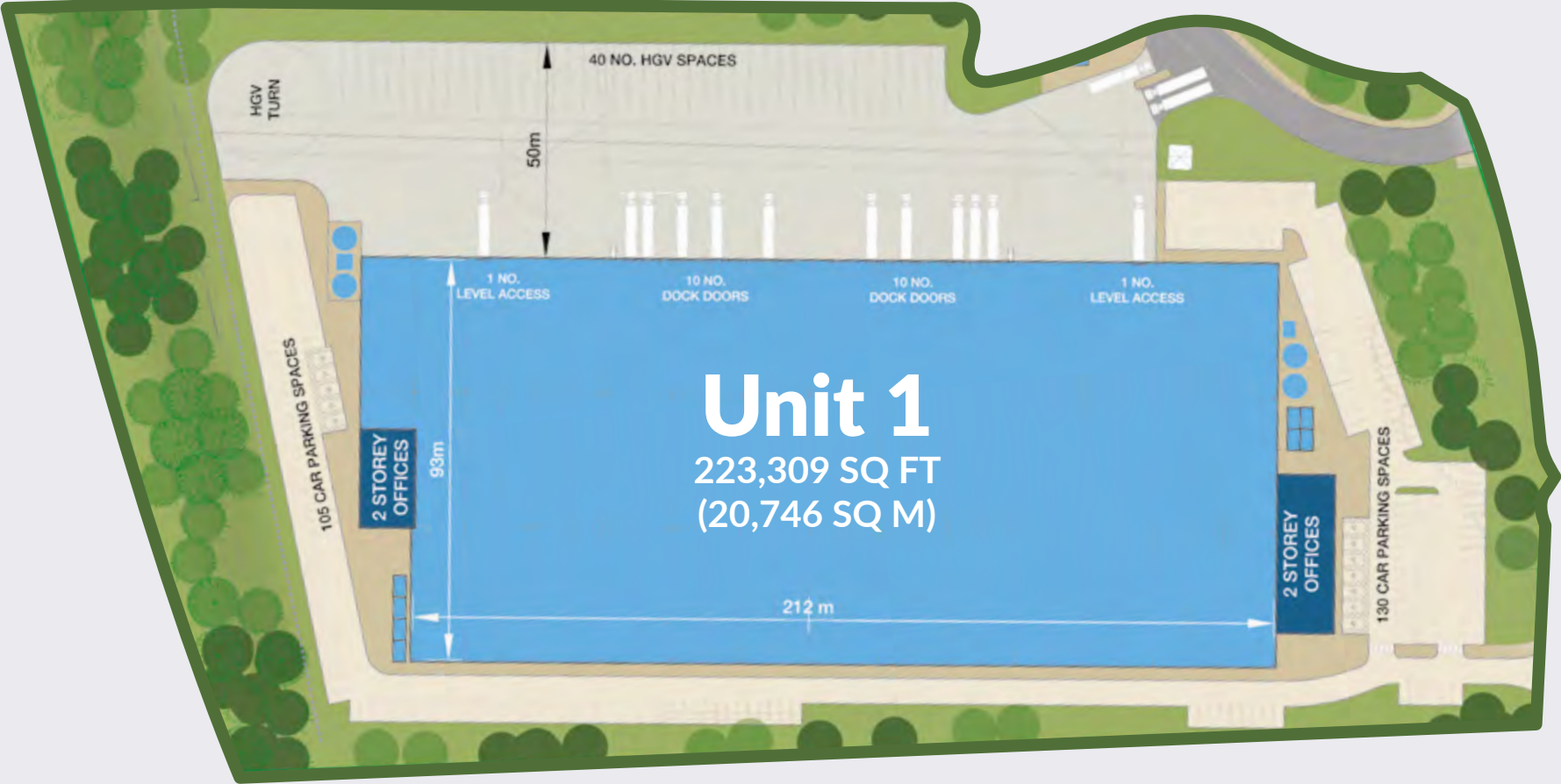
Unit 1 is a 223,309 sq ft build-to-suit distribution unit in G-Park Skelmersdale.

The building will benefit from a best-in-class specification including a 50m service yard, 12.7m clear internal height, and an array of energy-saving features. Unit 1 is also 100% PV ready and designed to WELLness principles.



HIGHLIGHTS

SITE PLAN



SCHEDULE

Warehouse	Offices (2 storey)	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
212,104 sq ft 19,705 sq m	9,537 sq ft 886 sq m	215 sq ft 20 sq m	223,309 sq ft 20,746 sq m	235	12.7 m	20	2



G-Park Skelmersdale

Unit 2

Unit 2 is a 113,452 sq ft build-to-suit distribution unit in G-Park Skelmersdale.

The building will benefit from a best-in-class specification including a 50m service yard, 12m clear internal height, and an array of energy-saving features. Unit 2 is also 100% PV ready and designed to WELLness principles.



HIGHLIGHTS



SITE PLAN



SCHEDULE

Warehouse	Offices (2 storey)	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
102,441 sq ft 9,517 sq m	9,343 sq ft 868 sq m	215 sq ft 20 sq m	113,452 sq ft 10,540 sq m	116	12 m	10	2



G-Park Skelmersdale

Unit 3

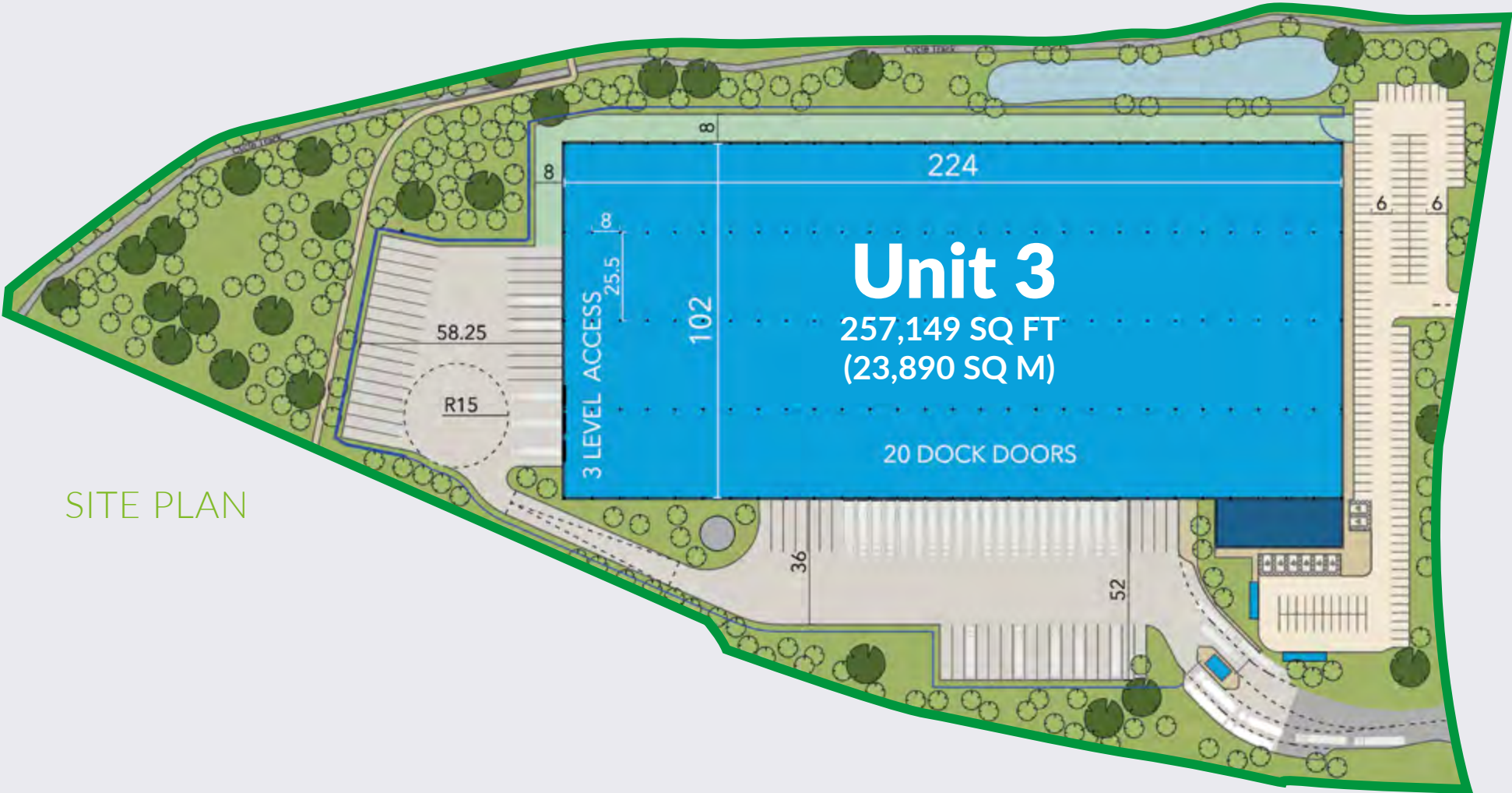
Unit 3 is a 257,149 sq ft build-to-suit distribution unit in G-Park Skelmersdale.

The building will benefit from a best-in-class specification including a 50m service yard, 15m clear internal height, and an array of energy-saving features. Unit 3 is also 100% PV ready and designed to WELLness principles.



CGI image

HIGHLIGHTS



SITE PLAN

SCHEDULE

Warehouse	Offices (2 storey)	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
245,934 sq ft 22,848 sq m	11,000 sq ft 1,022 sq m	215 sq ft 20 sq m	257,149 sq ft 23,890 sq m	140	15 m	20	3



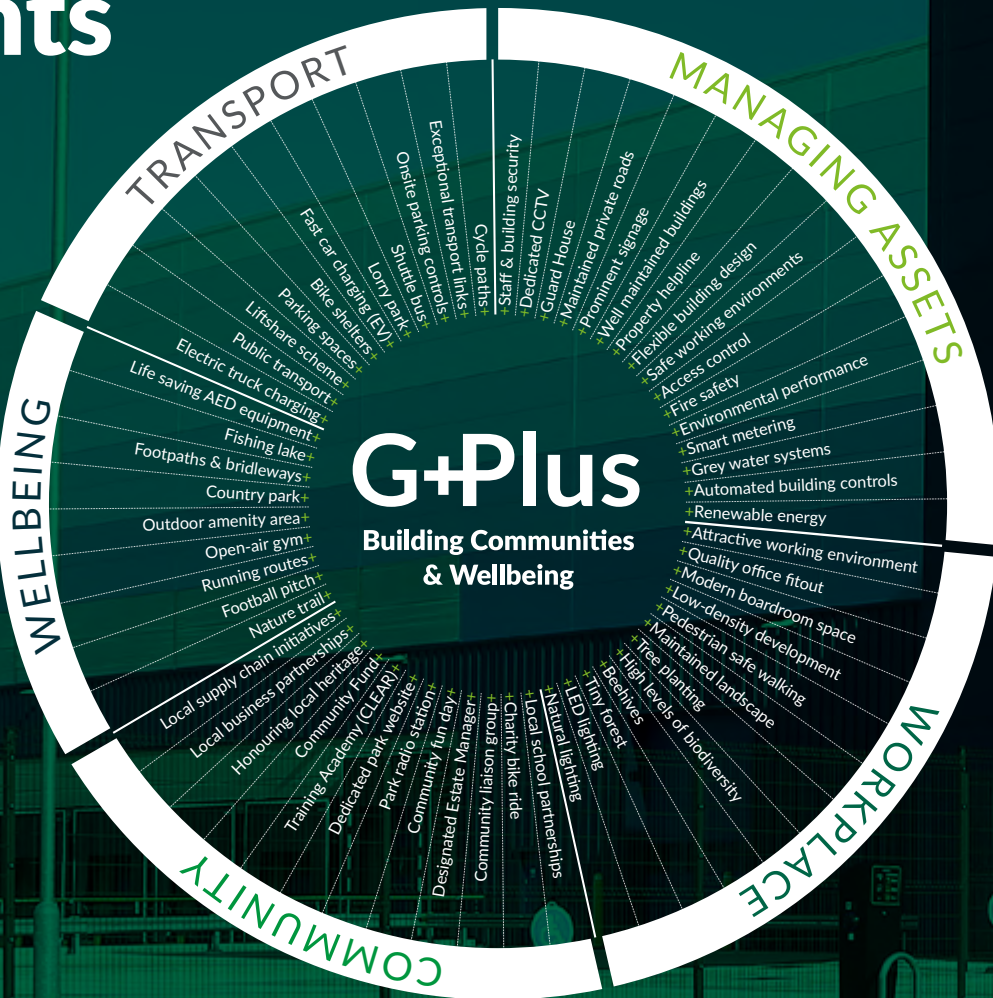
# Building environments that work for you

Transport+Managing Assets+Workplace+Community+Wellbeing

We're on a mission to create an environment where customers' businesses can prosper and employees enjoy coming to work.  
G-Plus — an initiative from GLP.

We're more than a logistics park

**G+Plus**  
Building Communities & Wellbeing



## Benefits of working at G-Park Skelmersdale

G-Park Skelmersdale takes pride in establishing a remarkable workplace environment that not only prioritises the well-being and safety of your employees but also offers a range of added advantages. From secure parking and fast EV charging to easy access to transportation and a contemporary, visually appealing workspace, we go above and beyond to provide a multitude of benefits that enhance your own and your employees' overall experience.

 Exceptional transport links	 Safe working environments	 Attractive work environment	 Well maintained buildings	 Smart metering	 Property helpline	 Quality office fitout	 Pedestrian safe walking	 Parking spaces	 Natural lighting
 Bike shelters	 Fast car charging (EV)	 Tree planting	 Guard House	 Staff and building security	 Renewable energy	 Automated building controls	 Environmental performance	 Grey water systems	 LED lighting

\* All of the G-Plus facilities and amenities will be project dependent and agreed with each customer.



# Best-in-class specifications including flexible docks and level access

The GLP Standard warehouse door provision comprises a combination of dock and level entry doors. The docking pack includes trailer lights, bollards, dock shelters and traffic lights on each dock position as standard. GLP only install equipment from market-leading providers.

Representative images



Ample HGV parking



Standard & large dock doors



Level access provided



Standard 50m yard depth



50m yard depth and suitable for 44 tonne HGV traffic, ensuring quality and durability.



## FLEXIBLE OPERATION

Level access doors provide flexibility of movement between the warehouse and service yard for all types of vehicles – including forklift trucks.



## BARRIER PROTECTION

The yard also includes barrier systems to help prevent serious damage and minimise risk of accidents.



# A modern warehouse with an array of energy saving features

Our floors are designed and constructed using high quality materials and wherever possible are fully recyclable.

Our rooflights provide illumination during daylight hours, combined with energy efficient and intelligent lighting, this provides the optimal energy efficient solution for any type of operation.

Representative images



Energy-efficient LED lighting is used throughout.



Excellent  
air tightness



50 kN  
psm  
Quality &  
premium floor



Max. flexibility  
for racking



Optimising  
natural light



LARGE  
VISION  
PANELS  
All our dock doors have large doubled glazed vision panels installed which allow operators to check for a docked vehicle before opening.



OPTIMISING  
NATURAL  
LIGHT  
Translucent panels provide illumination of the warehouse in daylight hours, reducing any operational requirements for lighting — and the associated running costs.



# Creating a modern office environment with cutting-edge enhancements

GLP recognises the importance of the office areas as places for people and the relevance of building design to facilitate health, well-being and productivity. Our buildings are designed to the principles of 'WELL Building' certification, whilst maintaining flexibility to enable ease of customer fit out.

Representative images



Open plan working space



Optimising natural light



Building Environmental Analytics



Recycling performance



Cost-effective



## MODERN RECEPTION

First impressions count. As such, the GLP reception area is contemporary, open, spacious and flooded with natural light.



## OPEN PLAN KITCHEN

Open plan kitchen and break out area, providing and supporting a collaborative working environment.



## MATERIAL BENEFITS

Contemporary panoramic windows and suspended ceiling tiles. The tiles are 100% fully recyclable and come with a wide range of performance benefits, including sound absorption and good light reflection properties.



GLP washroom facilities are to a market-leading specification.



# Our commitment to sustainability and biodiversity

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.



**BREEAM® UK**

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

★★★★★  
Rating: Excellent



## THE GLP ENHANCED SPECIFICATION:

- ✔ 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



### Building Environmental Analytics

#### Monitoring energy usage

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



### Recycling performance

#### Recycled & recyclable materials

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



### Optimising natural light

#### Optimising natural light

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



### Reducing water usage

#### Reducing water usage

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



### Cost-effective

#### Cost-effective

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



### Exceeding regulations

#### Exceeding requirements

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



PlanetMark



# GLP in Europe

**GLP** is a leading global business builder, owner, developer and operator of logistics real estate, data centers, renewable energy and related technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners, a global alternative asset manager with approximately \$125 billion in assets under management as of 31 March 2023, is the exclusive investment and asset manager of GLP.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our stakeholders, support our employees and customers and enhance our local communities.

**Learn more at [glp.com/global](https://glp.com/global)**

Our European operating portfolio consists of more than 9.1 million SQM 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 3.5 million SQM. **To learn more about our European operations, please go to [eu.glp.com](https://eu.glp.com)**



**9.1 million sq m  
operating portfolio**



**>10 million sq m  
development in 30 years**



**3.5 million sq m  
development pipeline**



**Strong  
global presence**





# Location & travel distances



HGV DRIVE TIMES



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



Major road links  
Junction 4 of the M58, is 1 mile to the South.



Major road links  
Junction 26 of the M6, is 5 miles to the East.





## Contacts

If you would like any further information on the building, or to arrange a meeting, please contact:



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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. April 2024. Terms: Available leasehold — details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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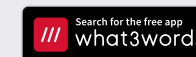
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**For the latest news and onsite progress visit**  
<https://eu.glp.com/property/g-park-skelmersdale/>



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