

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-**Zer0**

A GLP net-Zero build

Unit 2

Unit 1

Unit 3

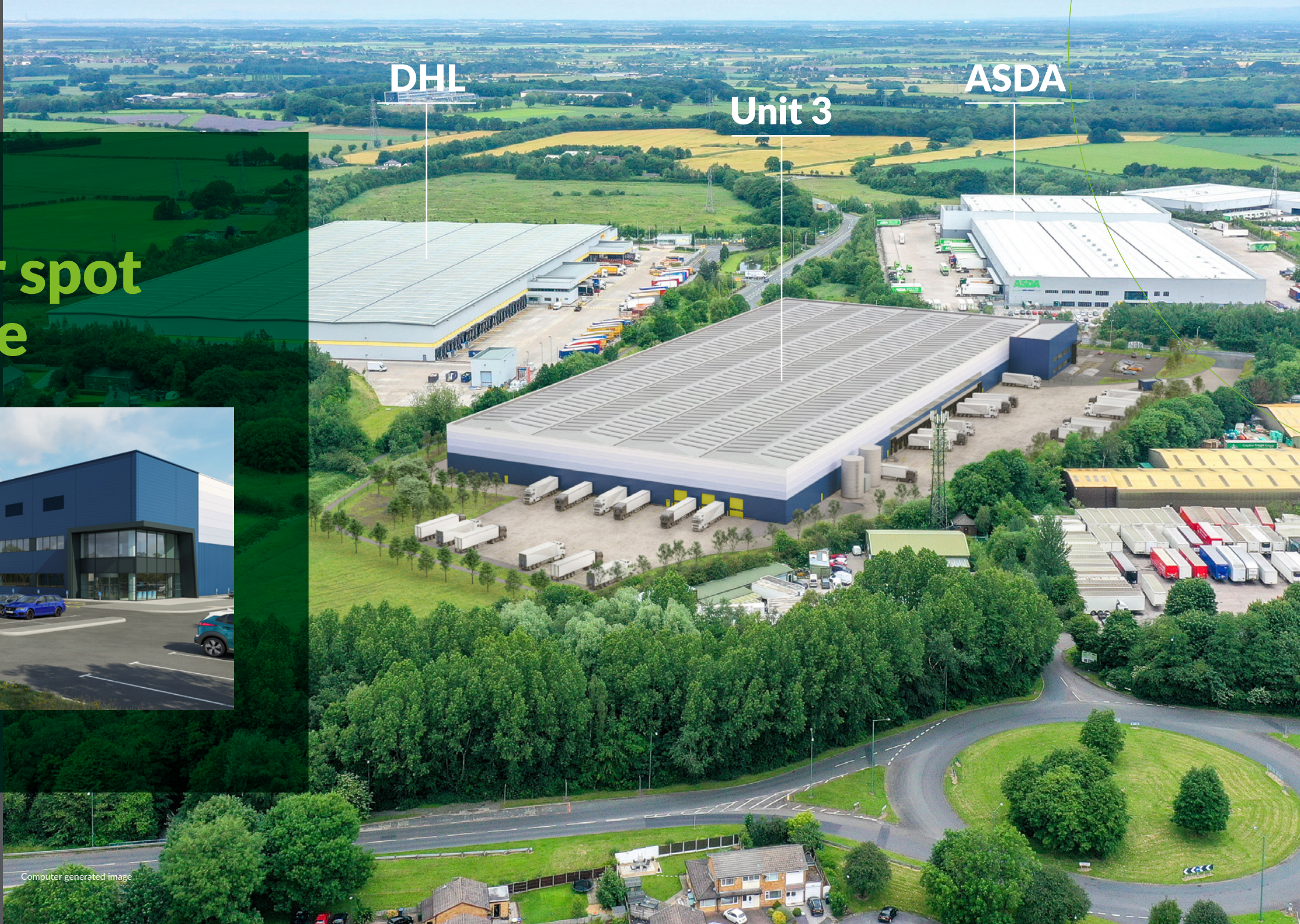
GLP

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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



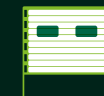
Representative images



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

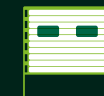


116
car parking

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 1

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

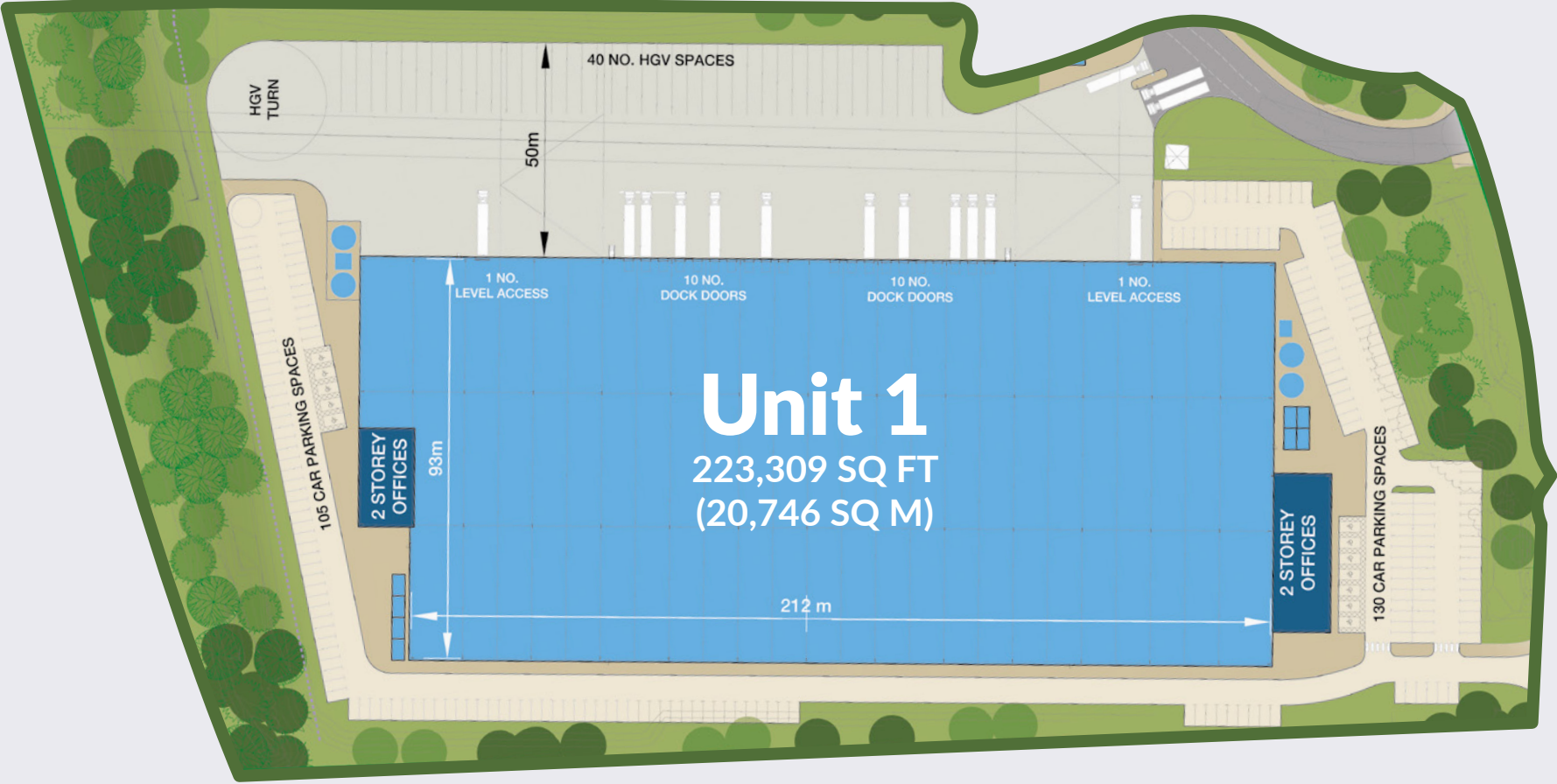
The building will benefit from a best-in-class specification including a 50m service yard, 12.7m clear internal height, and an array of energy-saving features. Unit 1 is also 100% PV ready and designed to WELLness principles.



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



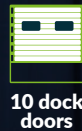
Representative image

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



Representative image

G-Park Skelmersdale

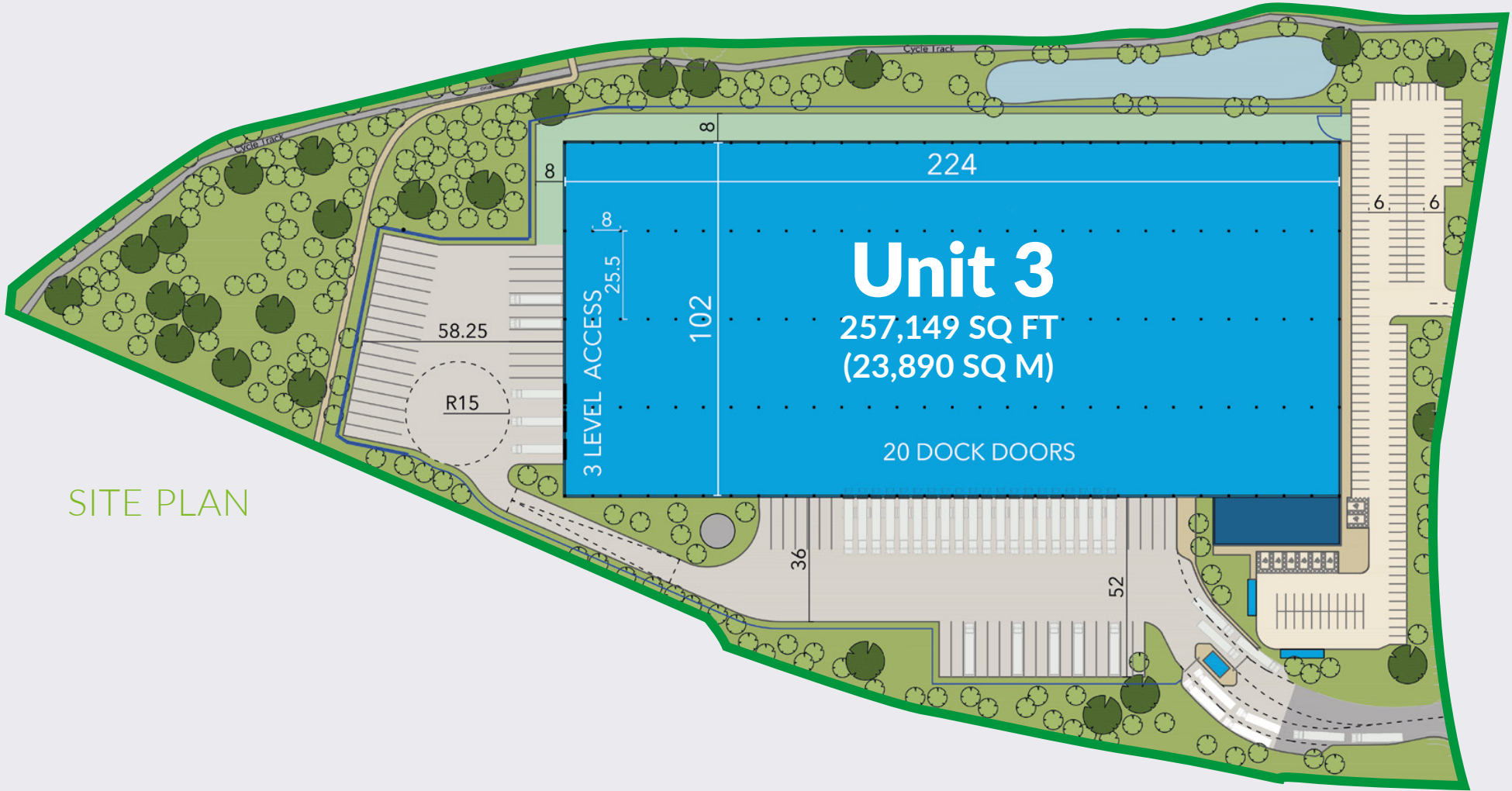
Unit 3

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.



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

GLP in Europe

As of 1st March 2025, GLP Capital Partners Limited and certain of its affiliates, excluding its operations in Greater China, are now a part of Ares Management Corporation (NYSE: ARES), a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, real estate, private equity and infrastructure asset classes. **For more about Ares, visit www.aresmgmt.com**

As of 31st December 2024, the GLP Europe operating portfolio consists of more than 10.3 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and GXO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 1.3 million SQM. **To learn more about our GLP European operations, please go to eu.glp.com**



10.3 million sq m
operating portfolio



>10 million sq m
development in 35 years



1.3 million sq m
development pipeline



Strong
global presence





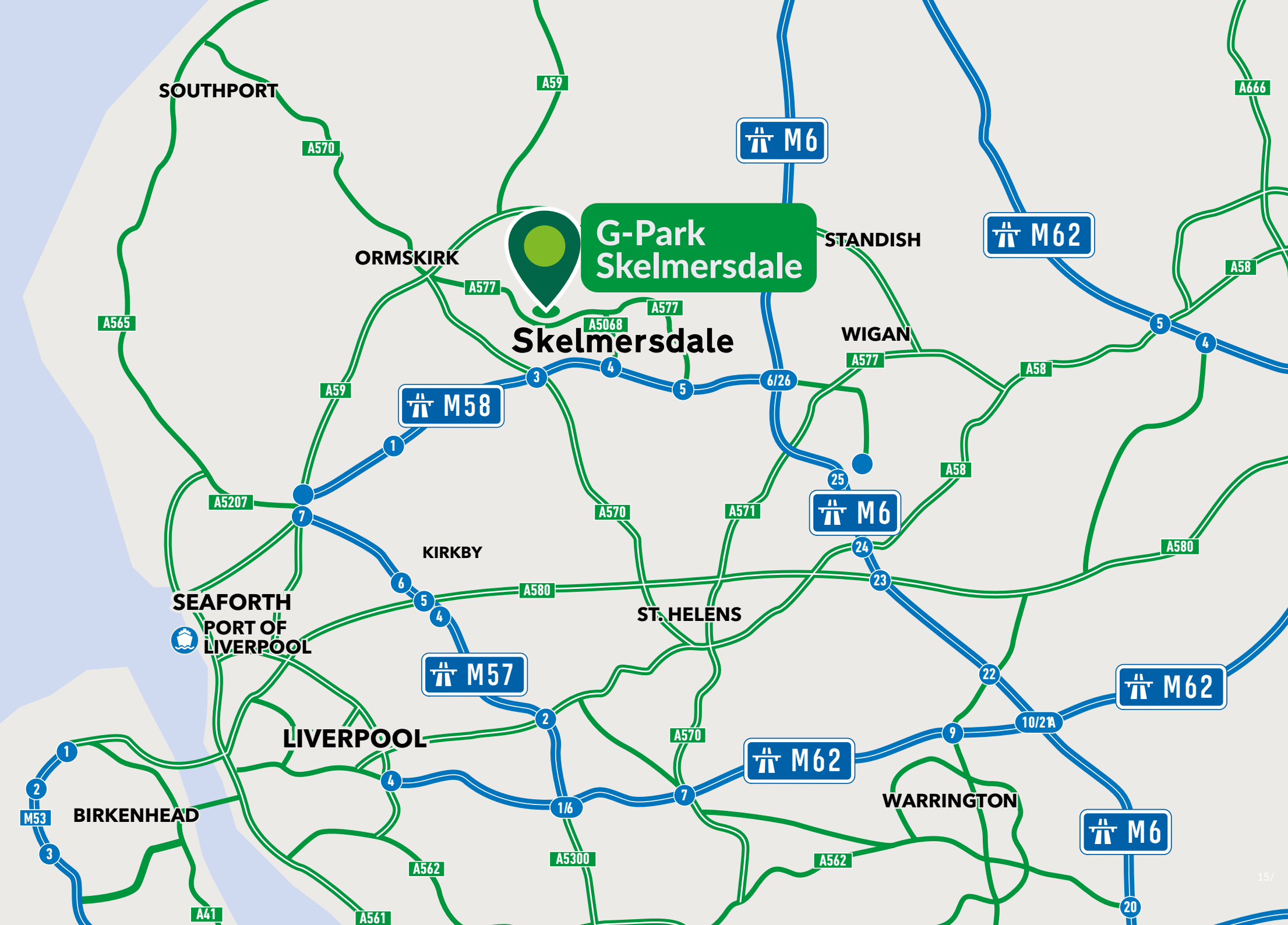
Destination	Miles
M58 Junction 4	2
M6 Junction 26	6
Liverpool	16
Warrington	20
Liverpool 2 Port	13.5
Manchester	31
Leeds	69
Birmingham	96
Coventry	114
Glasgow	203
London	220



Major road links
Junction 4 of the M58,
is 2 miles to the South.



Major road links
Junction 26 of the M6,
is 6 miles to the East.



Contacts

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



James Atkinson
Development Director, GLP

jatkinson@aresmgmt.com
 +44 (0)7796 337 023

Alex Eade
Development Manager, GLP

aeade@aresmgmt.com
 +44 (0)7799 343 666

London office
50 New Bond Street
London W1S 1BJ

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. December 2025. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.

Ares Management Corporation (NYSE: ARES) has acquired a significant portion of the international business of GLP Capital Partners Limited and certain of its affiliates. For more information, visit aresmgmt.com



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John Sullivan
 john.sullivan2@colliers.com
 +44 (0)7702 908 353

Andrew Pexton
 andrew.pexton@colliers.com
 +44 (0)7831 820 694



James Goode
 j.goode@box4realestate.co.uk
 +44 (0)7891 810 260

Sam Royle
 s.royle@box4realestate.co.uk
 +44 (0)7793 808 264



Julien Kenny Levick
 julien.kenny.levick@avisonyoung.com
 +44 (0)7712 537 590

Simon Hampson
 simon.hampson@avisonyoung.com
 +44 (0)7891 810 255

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



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Skelmersdale
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samplers.reserved.planting
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