

On site ready for occupation Q1 2027

BEACON POINT



SELBY PLACE // STANLEY INDUSTRIAL ESTATE // SKELMERSDALE WN8 8EF

For Sale / To Let

New Build Industrial Unit

110,200 sq ft (10,238 sq m)

A DEVELOPMENT BY

MARSHALL

BEACON POINT

SKELMERSDALE WN8 8EF



// Overview

Description

Specification

Location

Situation

Gallery

Marshall

Legals & Contacts



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Description

The proposed scheme comprises a high quality detached warehouse / distribution unit with ancillary offices. The unit will be of steel portal frame construction on a self contained secure site.

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Warehouse /
Distribution Unit



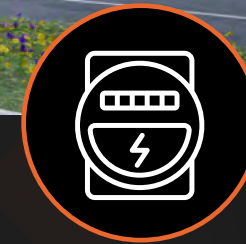
110,200 sq ft
(10,238 sq m)



Steel Portal Frame
Construction



Self Contained
Secure Site



Power
1MVA



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Warehouse

105,000 sq ft

9,755 sq m



Power
1MVA



15m to
Underside
of Haunch



Integral
Offices at First
Floor level



10 Dock
Loading
Doors



4 Level
Access
Doors



Secure
Site



Up to 102
Car Parking
Spaces



'Bream'
Excellent

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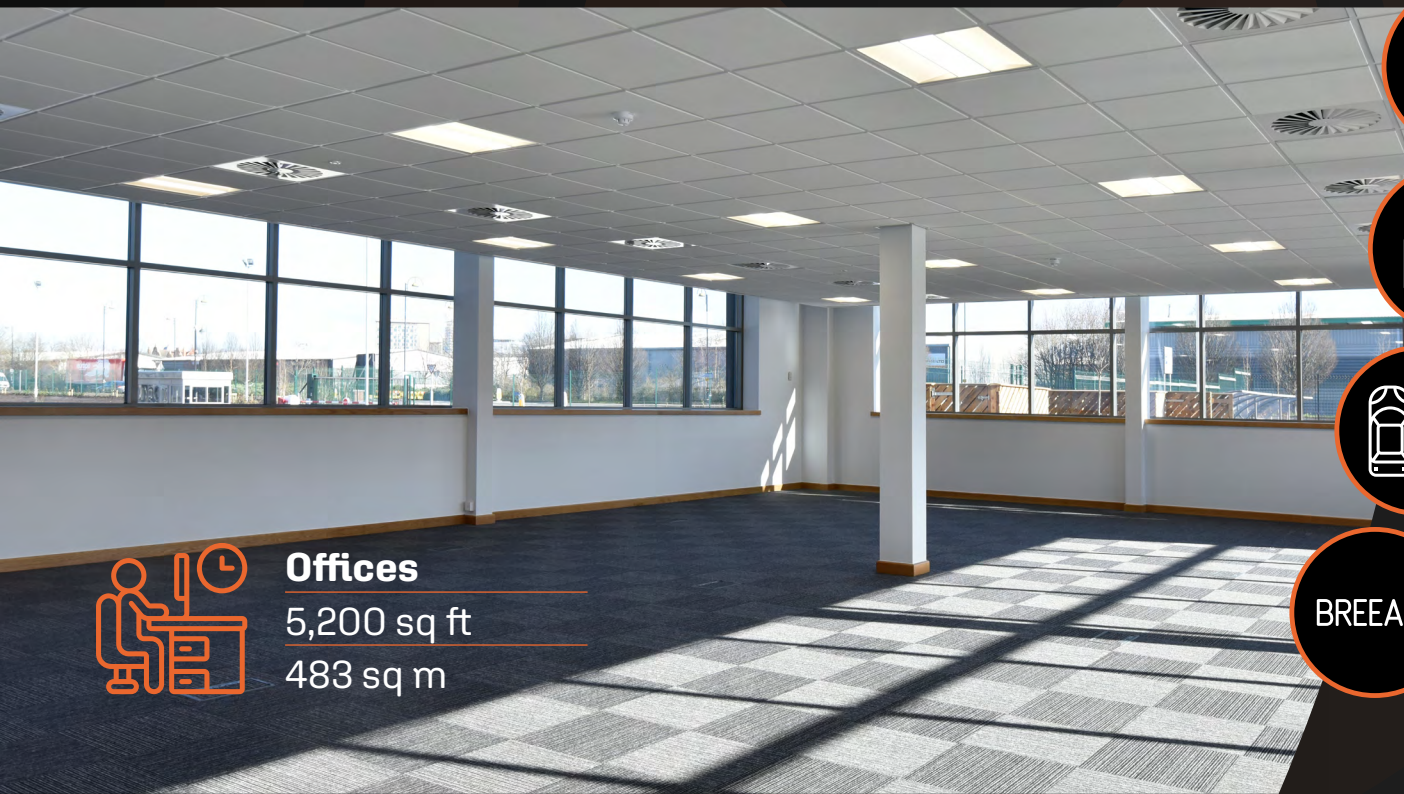
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Offices

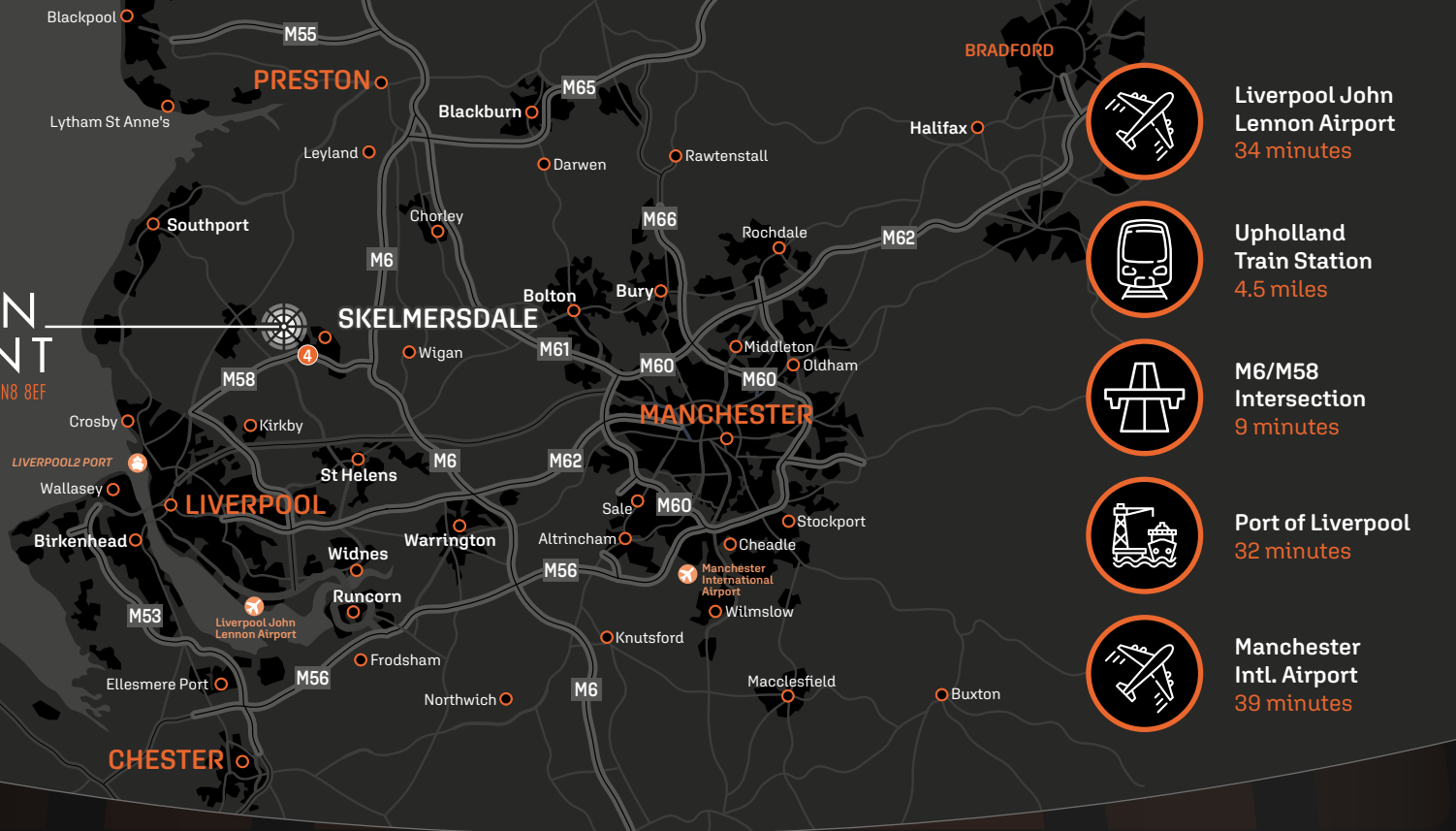
5,200 sq ft

483 sq m



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Liverpool John Lennon Airport
34 minutes



Upholland Train Station
4.5 miles



M6/M58 Intersection
9 minutes



Port of Liverpool
32 minutes



Manchester Intl. Airport
39 minutes

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Location

Located on the established Skelmersdale Industrial estate, Beacon Point provides access to J4 of the M58 within a 5 minute drive, which in turn links into the M6 motorway and the national motorway network

Access to Liverpool is provided via the M58 to the west.

Skelmersdale is an established distribution location with a number of large occupiers such as Kammac, DHL, UKI and Asda

Drive Times from Beacon Point

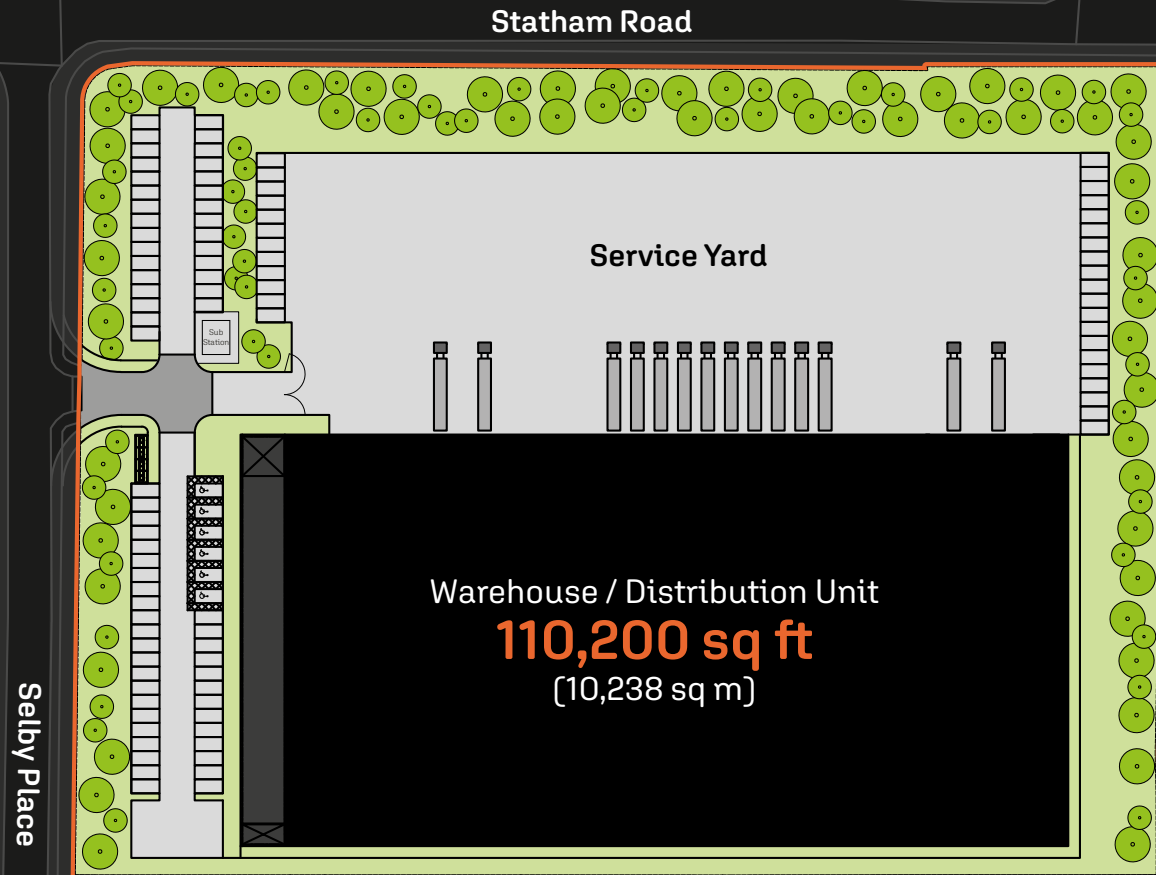


Destination	Miles	Mins
M6/M58 Intersection	6.2	9
Port of Liverpool	15.6	32
Liverpool John Lennon Airport	26.1	34
Manchester Airport	32.4	39



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Image Gallery

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Hurricane 52
Estuary Business Park South Liverpool L24 8RF



Daresbury Park
Daresbury Cheshire J11 M56



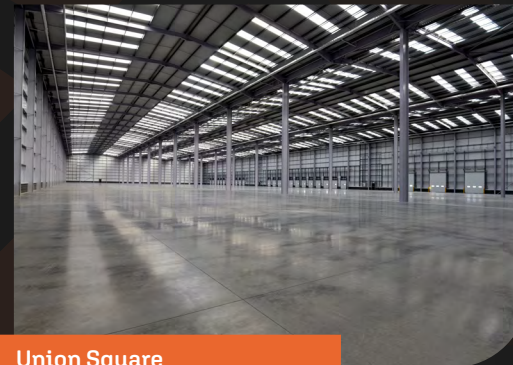
Stealth 525
Welsh Road Northern Gateway Deeside CH5 2RD



Stealth 130
Welsh Road Northern Gateway Deeside CH5 2RD



Radar
Radway Green Crewe J16 M6



Union Square
Fifth Avenue Trafford Park Manchester M17 1DS

Marshall Developments

A Family Run Business For Over 120 Years

Originally founded in Elland, West Yorkshire in 1901 and now owned and run by the fourth generation of the family, the Marshall Group has built a solid reputation over the years for quality developments completed on schedule, to budget and with an unerring attention to detail.

A lot of our work comes through repeat business and client referral, a fact of which we are extremely proud.



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Focused in the
NW region



**PRIVATELY
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ESG
Developing to
BREEAM very good

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Tenure

The unit will be available on a Long Leasehold/Leasehold basis on terms to be agreed.

Rates

Upon application.

VAT

VAT will be applicable at the prevailing rate.

Legal Costs

Each party to bear their own legal costs associated with the transaction.

Contacts

For further information, please contact the sole agents.



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