

For Sale

**Young
&co**
PROPERTY
CONSULTANTS
LIMITED

OPEN STORAGE / DEVELOPMENT LAND

Stanley Way, Stanley Industrial Estate, Skelmersdale WN8 8EA

what3words: ///station.last.cubic

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Approximate Gross Site Area



c. 12.4 Acres
(5.06 ha)

- Rare freehold site suitable for various uses subject to planning
- Of interest to developers, property companies or owner occupiers seeking low building to site ratio
- Existing transport depot with very low site cover
- Option to develop whole site or retain existing buildings and utilise expansion land for either new build or for external storage
- Great access to M58 (J4)

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Description

The property comprises a 5.06 Ha (12.4 Acre) site, or thereabouts, which includes a detached single-storey warehouse facility.

The warehouse/property has a total floor area of 61,550 ft² (5,718 m²). Construction is of steel frame with part brick and profile steel clad elevations. Loading is by four loading doors, three in the front elevation and one in the rear elevation. The eaves vary between c 5m and 9m. There is a detached brick-built office/gatehouse at the entrance.

There are extensive external areas which can be used for outside/vehicle storage or to extend the existing building and/or could be developed for new industrial space (subject to planning).

The buildings could also be demolished to clear the site to allow for new building industrial space (subject to planning).

The property is located close to the electricity grid system (see below). It might therefore have potential for power generating use/or the potential to secure a higher power supply. (TBC/subject to further investigation).

Location

Situated on the established and popular Stanley Industrial Estate, Skelmersdale, the property has good access to the motorway network via Junction 4 M58 which is within 1 mile.

Skelmersdale is a popular industrial location due to its good road links and the availability of skilled and semi-skilled labour.

The Port of Liverpool is within reasonable proximity and both Manchester and Liverpool airports are within c 30 miles.

Formerly a "New Town", Skelmersdale has attracted major occupiers including Matalan, Great Bear, SIG, Tyco and Kammac.

Price/Terms

Price/rent upon application.

VAT

Any terms quoted are subject to VAT.

Legal Costs

Each party will pay its own legal costs on any transaction.

Services

We understand that all mains services are either connected or available to the property.

The property is located adjacent to a "battery storage" facility, and is close to the local/national electricity grid.

Rates

The property is currently assessed in various separate areas (hereditaments) - further details on request.

Planning

The property is located in an industrial area and is allocated for employment use in the local authorities plans. Interested parties should make their own enquiries through West Lancashire Borough Council.

Viewing

Staff on site are not aware that the property is in the market access is strictly by prior arrangement with the sole agent.



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This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, Young & Co, or any person in their employment, cannot make or give any representative or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. Subject to contract. Date of publication July 2023.

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