

A development by

MARSHALL

DUO 50

DUO 100

GILLIBRANDS ROAD // SKELMERSDALE // WN8 9TA

TWO NEW INDUSTRIAL/DISTRIBUTION UNITS

DUO-PARK

ENTER



TO LET/FOR SALE

DUO 50: 46,700 SQ FT (4,339 SQ M)

DUO 100: 97,950 SQ FT (9,100 SQ M)



2 Warehouse / Distribution Units



DUO 50
46,700 SQ FT
(4,339 SQ M)



DUO 100
97,950 SQ FT
(9,100 SQ M)



Steel Portal Frame Construction



Self Contained Secure Site



DESCRIPTION

Duo is a new build speculatively developed industrial and logistics development providing a total of 144,650 sq ft across two units of 46,700 and 97,950 sq ft.

Each unit will be built to a high specification, comprising steel porthole frame construction, profile metal cladding and secure self contained sites.

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LOCATION

The property is situated in the East Gillibrands area of Skelmersdale which is 5 minutes' drive from J4 of the M58 which in turn links into the M6 motorway to the east; and north Liverpool and the M57 motorway to the west.

Skelmersdale is an established industrial location with a number of large occupiers including Walkers, Kammac, DHL, UKi, Graylaw Group and ASDA.

Drive Distances from WN8 9SA

Destination	Miles
M6/M58 Intersection	4.3
Port of Liverpool	17.0
Liverpool John Lennon Airport	25.5
Manchester Airport	31.1



Liverpool John Lennon Airport
33 mins



Upholland Train Station
7 mins



M6/M58 Intersection
8 mins



Port of Liverpool
41 mins



Manchester Intl. Airport
51 mins





WAREHOUSE SPACE

DUO 50: 42,500 SQ FT (3,948 SQ M)

DUO 100: 91,750 SQ FT (8,524 SQ M)



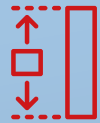
OFFICE SPACE

DUO 50: 4,200 SQ FT (390 SQ M)

DUO 100: 6,200 SQ FT (876 SQ M)



SPECIFICATION



To Underside of Haunch

Duo 50: 10m

Duo 100: 15m



Office Space

Duo 50: 4,200 sq ft (390 sq m)

Duo 100: 6,200 sq ft (876 sq m)



Dock Loading Doors

Duo 50: x2

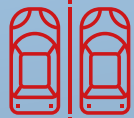
Duo 100: x8



Level Access Doors

Duo 50: x1

Duo 100: x2



Car Parking Spaces

Duo 50: 37

Duo 100: 87



Secure Site

BREEAM[®]

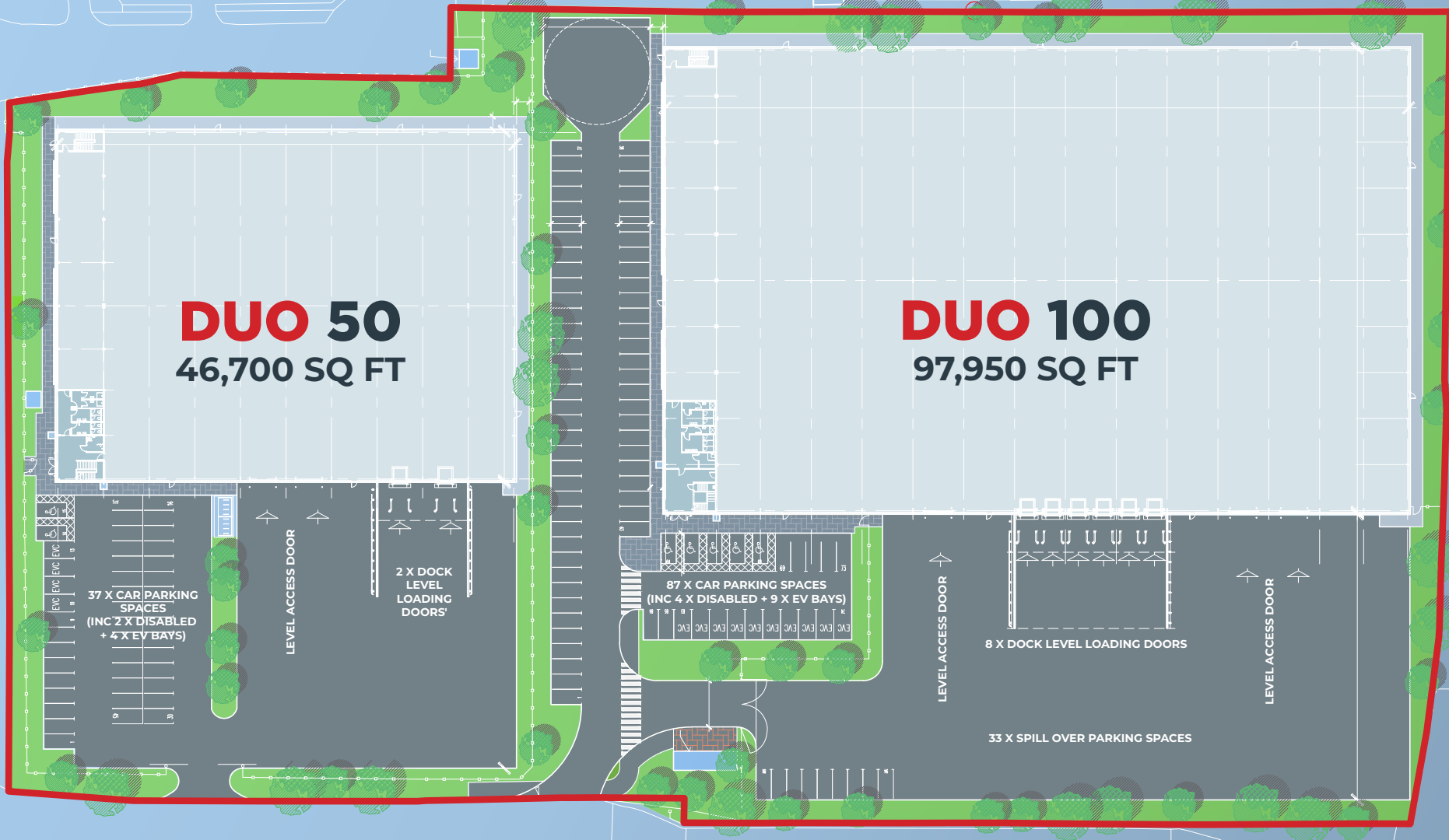
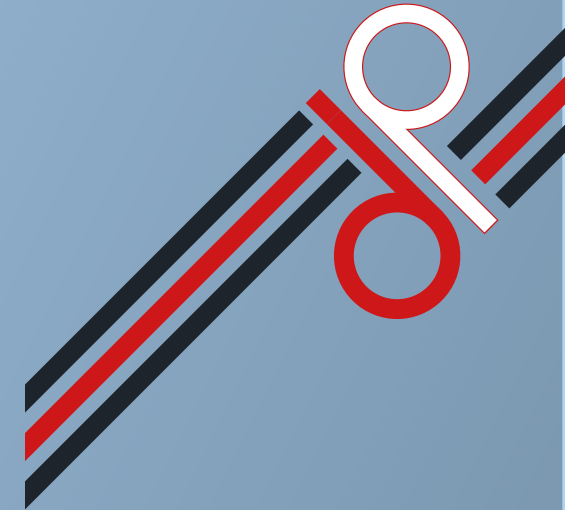
Targeting 'Bream'
Excellent

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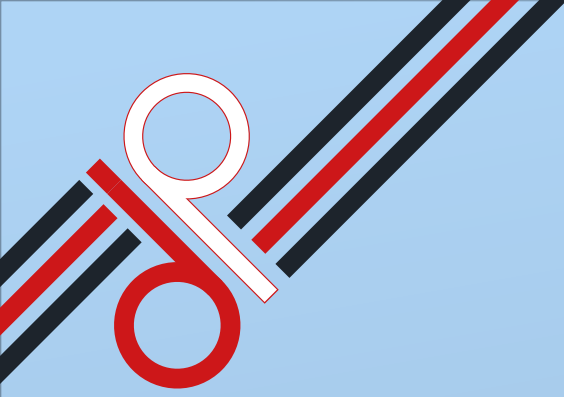


DUO 50
46,700 SQ FT

DUO 100
97,950 SQ FT

	SQ FT	SQ M
DUO 50	46,700	4,339
DUO 100	97,950	9,100





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.

BEST IN CLASS

Technical Team & Consultants

LIVE PROJECTS

focused in the NW region

ESG

Developing to BREEAM very good

FOCUSED

Home Team

PRIVATELY OWNED



Hurricane 52

Estuary Business Park, South Liverpool



Air 66 & 84

Owen Drive, Speke



Cobalt Park

Oldham Broadway Business Park Chadderton



Gorsey Point

Gorsey Lane, Widnes



Northside 45

Junction 8 M53, Ellesmere Port



Union Square

Fifth Avenue, Trafford Park, Manchester M17 1DS

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TENURE

The unit is available to purchase or lease 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 joint agents.

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