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

TOTAL GIA 223,309 sq ft

TOTAL GIA 113,452 sq ft

TOTAL GIA 257,149 sq ft

Build-to-suit opportunities

High spec

WN8 8DY



G+Plus
Building Communities & Wellbeing

CODE FOR A SUSTAINABLE BUILT ENVIRONMENT
BREEAM
'Excellent'
BRE GLOBAL

net-Zero
A GLP net-Zero build

Computer generated image

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.

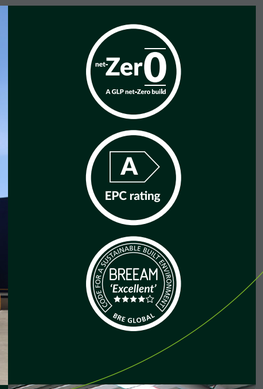
G-Park Skelmersdale offers flexible logistics solutions — high quality industrial/distribution units can be developed to meet occupiers' requirements from 100,000 sq ft to 260,000 sq ft on 42 acres. Land is divided into three plots with infrastructure already in place. G-Park Skelmersdale can provide a total of 590,000 sq ft of high quality logistics/ industrial accommodation in three or four buildings with best-in class specification.



Computer generated image

Computer generated image





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.



G-Park Skelmersdale

Key statistics





Representative images

	Unit 1	Unit 2	Unit 3
TOTAL GIA	223,309 sq ft	113,452 sq ft	257,149 sq ft
Dock doors	20 dock doors	10 dock doors	20 dock doors
Yard depth	50m max yard depth	50m max yard depth	52m max yard depth
Access	2 level access	2 level access	3 level access
HGV parking	62 HGV parking	42 HGV parking	77 HGV parking
Car parking	235 car parking	116 car parking	140 car parking

Unit 3/ 15m

Unit 1/ 12.7m

Unit 2/ 12m

clear internal height
(from internal ground floor height level)

Internal ground floor level

1.2m dock wall height

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.

Build-to-suit opportunity

EPC rating

BREEAM 'Excellent'

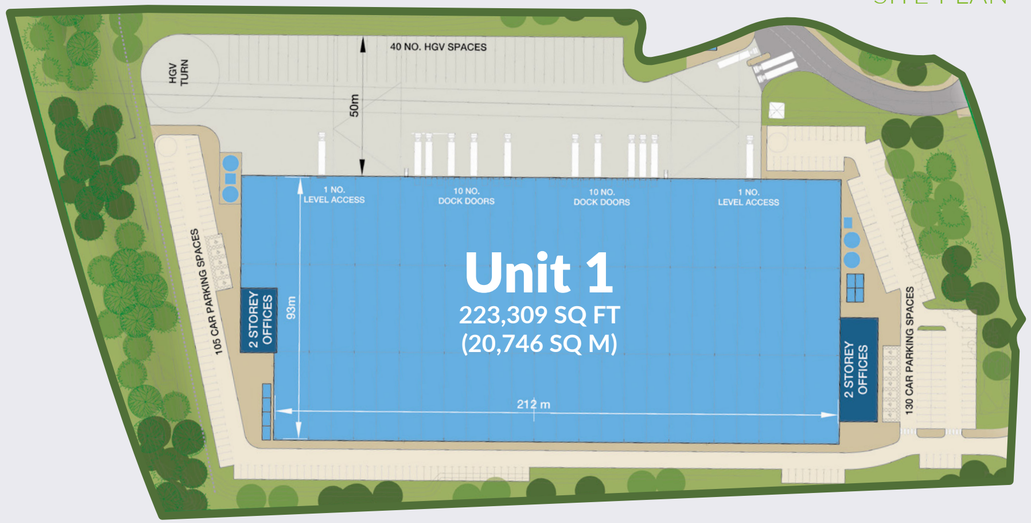


Representative image

HIGHLIGHTS

- 13.07 acres (5.29 ha)
- 12 charging car bays
- 62 HGV parking
- 235 car parking
- 2 level access
- 20 dock doors
- 50 m yard depth
- 50kN psm Floor loading
- 21,600 wide aisle pallet spaces
- 25,700 narrow aisle pallet spaces

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.

Build-to-suit opportunity

EPC rating

BREEAM 'Excellent'



Representative image

HIGHLIGHTS

- 13.10 acres (5.30 ha)
- 10 charging car bays
- 42 HGV parking
- 116 car parking
- 2 level access
- 10 dock doors
- 50 m yard depth
- 50kN psm Floor loading
- 11,150 wide aisle pallet spaces
- 13,200 narrow aisle pallet spaces

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.

Build-to-suit opportunity

A EPC rating

BREEAM 'Excellent' ★★★★☆ BRE GLOBAL

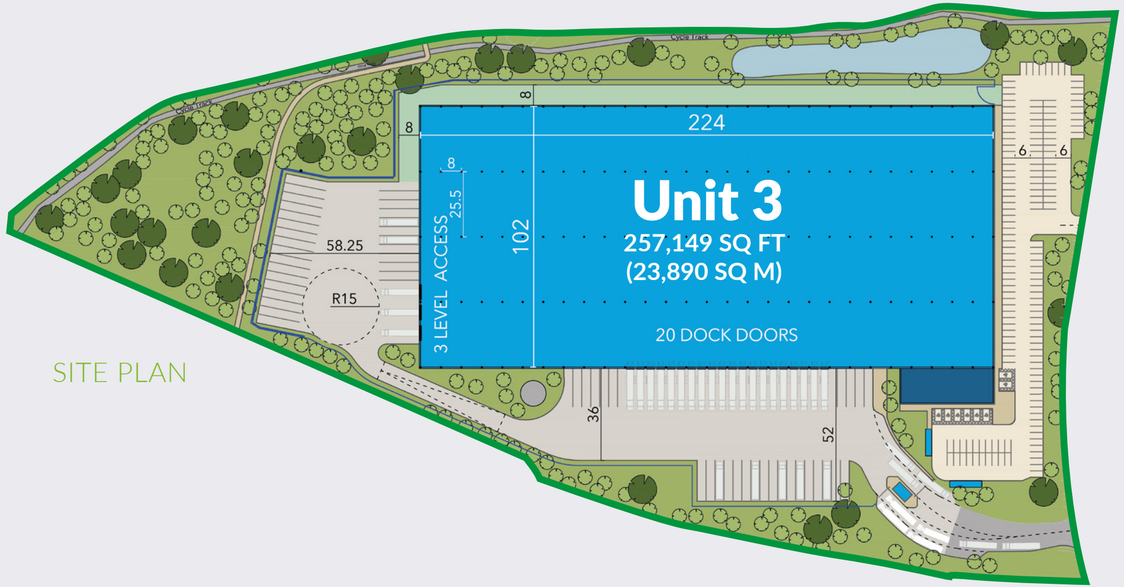


CGI image

HIGHLIGHTS

- 15.17 acres (6.14 ha)
- 7 charging car bays
- 77 HGV parking
- 140 car parking
- 3 level access
- 20 dock doors
- 52 m yard depth
- 50 kN psm Floor loading
- 30,250 wide aisle pallet spaces
- 35,900 narrow aisle pallet spaces

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



Location & travel distances

WN8 8DY



HGV DRIVE TIMES

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

M58 4

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

M6 26

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



Contacts

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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. 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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G-Park Skelmersdale



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https://eu.glp.com/property/g-park-skelmersdale/

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