

SKELMERSDALE
WN8 9PW

TO LET OR PURCHASE
245,040 SQ FT

READY TO OCCUPY
Q3 2026



TWO 45

WELCOME TO TWO45

H B D

DEVELOPED BY

TWO45

Located in Skelmersdale, only minutes from the M58 and M6 motorways, TWO45 is a prime opportunity for industrial, manufacturing, or logistics occupiers looking for 245,040 sq ft of high specification and sustainable floor space across a single unit.

Ready to occupy Q3 2026, this brand new development has been designed with the latest requirements in mind, providing a highly efficient property solution that can be built to suit on either a freehold or leasehold basis.

MANUFACTURING

LOGISTICS

245,040 SQ FT
ACROSS A SINGLE UNIT

2 MINS DRIVE
TO J5 OF M58

7 MINS DRIVE
TO J28 OF M6

15M EAVES

50M YARD

NET ZERO ENABLED

BREEAM EXCELLENT

**PLANNING SUBMITTED
FOR B2 AND B8 USE**

READY TO OCCUPY
Q3 2026

**PROXIMITY TO EXTENSIVE
LABOUR POOL**



TWO45

will set a new benchmark for quality and sustainability in the local area, providing a BREEAM excellent unit that boasts 15m eaves, extensive yard area and car parking, as well as market ready infrastructure and power provision.

B8 PLAN

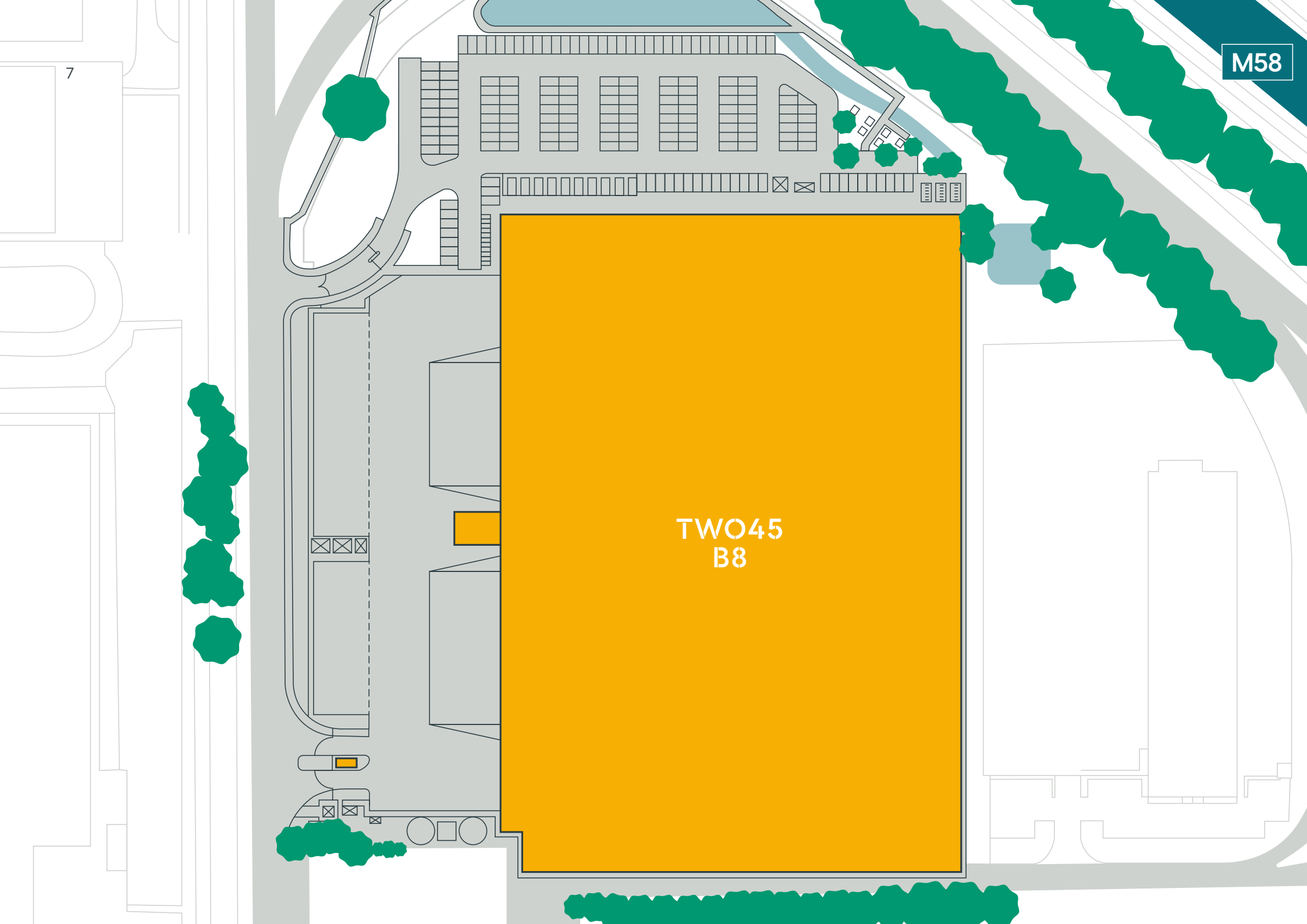
TWO45

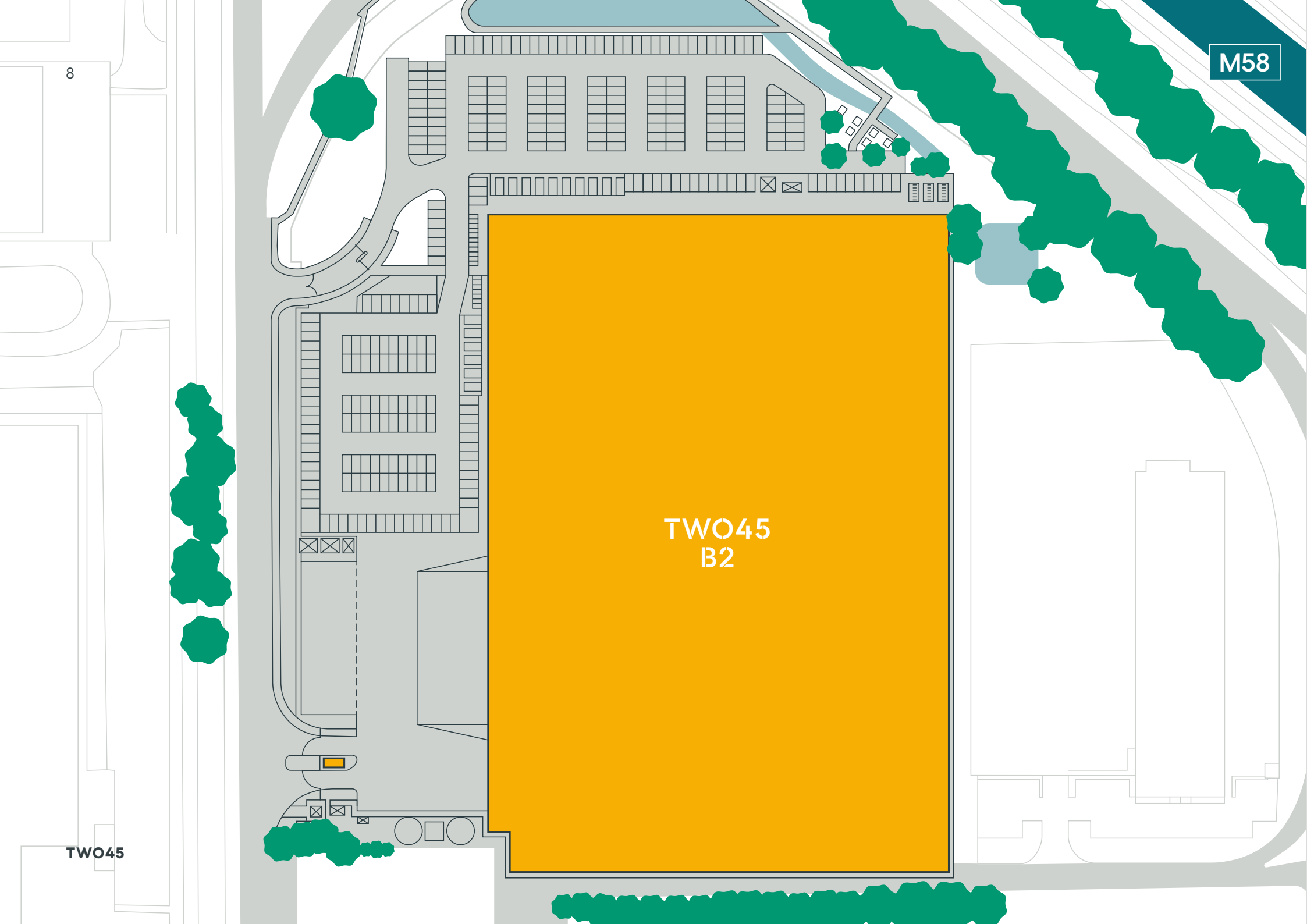
Total size	22,765 sq m	245,040 sq ft
Warehouse	21,407 sq m	230,423 sq ft
First floor office	1,080 sq m	11,625 sq ft
Transport office	93 sq m	1,001 sq ft
Parking bays	189 (inc. 10 DDA, 20 EV, 20 future EV and 10 car share)	
Motorcycle bays	10	
Covered cycle spaces	36	
HGV spaces	27	

TWO45

SPECIFICATION

- 245,040 SQ FT SINGLE UNIT
- 5% OFFICE AND TRANSPORT OFFICE SPACE
- SUBJECT TO PLANNING
- 15M CLEAR WORKING HEIGHT
- MIN 1.5 MVA ALLOCATED POWER LOAD
- 50 KN/M2 WAREHOUSING FLOOR LOADING
- UP TO 50M SECURE YARD AREA
- 18 DOCK DOORS AND 3 LEVEL ACCESS DOORS
- 27 HGV BAYS
- 189 CAR PARKING SPACES
- UP TO 40 EV CHARGING BAYS





B2 PLAN

TWO45		
Total size	22,672 sq m	244,039 sq ft
Warehouse	21,407 sq m	230,423 sq ft
First floor office	1,080 sq m	11,625 sq ft
Parking bays	311 (inc. 10 DDA, 20 EV, 20 future EV and 10 car share)	
Motorcycle bays	16	
Covered cycle spaces	36	
HGV spaces	11	

SPECIFICATION

- 244,039 SQ FT SINGLE UNIT
- 5% OFFICE SPACE
- SUBJECT TO PLANNING
- 15M CLEAR WORKING HEIGHT
- MIN 1.5 MVA ALLOCATED POWER LOAD
- 50 KN/M2 WAREHOUSING FLOOR LOADING
- UP TO 50M SECURE YARD AREA
- 11 HGV BAYS
- 311 CAR PARKING SPACES
- UP TO 40 EV CHARGING BAYS



TWO45

LOCATION

DESTINATION MILES

M58 Junction 4	1
M6 Junction	26
Liverpool	16
Manchester	31
Leeds	69
Birmingham	96
Coventry	114
Glasgow	203
London	220



GET CONNECTED

The building sits within in an established and well connected industrial, manufacturing, and logistics destination where occupiers can benefit from a wealth of great value local skills and talent, as well as seamless access to the regional motorway network.

KEY BENEFITS

Established industrial, manufacturing and logistics destination

Convenient access to M58, M6 and regional motorway network

Proximity to cost-effective and local labour pool

Close to Up Holland Train Station

Served by regular local bus services

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LOCAL DEMOGRAPHICS

Extensive regional labour pool

110,700 West Lancashire population

61% of the population of working age

47,400 economically active in employment

50% work within West Lancashire

Median full-time earnings £28,400

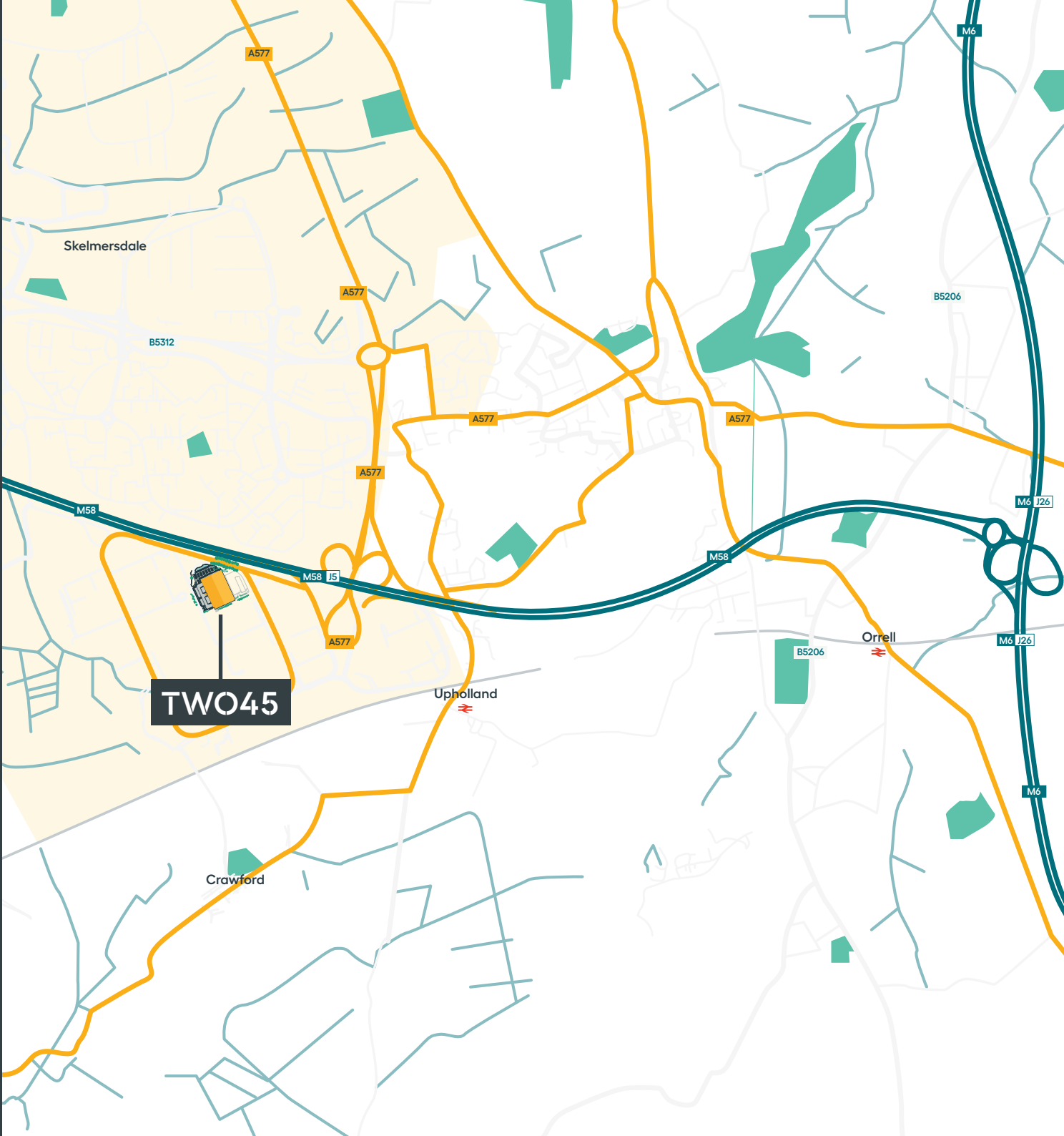


DRIVE TIMES

J5 of M58	2 mins
Upholland Train Station	1.5 miles
J28 of M6 3.5 miles	c.7mins
J10 of M62 13 miles	c. 15mins
Port of Liverpool	15 miles
Liverpool	18 miles
Liverpool John Lennon Airport	24 miles
Manchester Airport	30 miles
Manchester	31 miles

Postcode:
WN8 9PW

What3words:
ASSUME.SOUND.STEPS



FUTURE THINKING

TWO45

SUSTAINABILITY

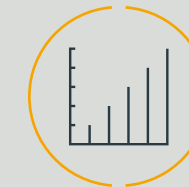
As part of the Henry Boot Group, HBD are helping make a real difference to our places, people, partners, and the planet; including our collective ambition to be Net Zero Enabled by 2030. This is no different here at TWO45, where we are committed to delivering a sustainable place in which occupiers can prosper long into the future.



BREEAM Excellent



Net Zero Enabled



EPC Rating A



PV Panels



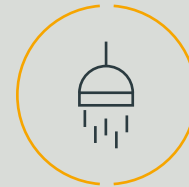
10% Rooflights

Air source heating
and cooling to offices

LED lighting throughout

20 EV charging points
(plus capacity for additional 20)

Bike parking



Shower and changing facilities



Biodiverse landscaping and pond

ABOUT US

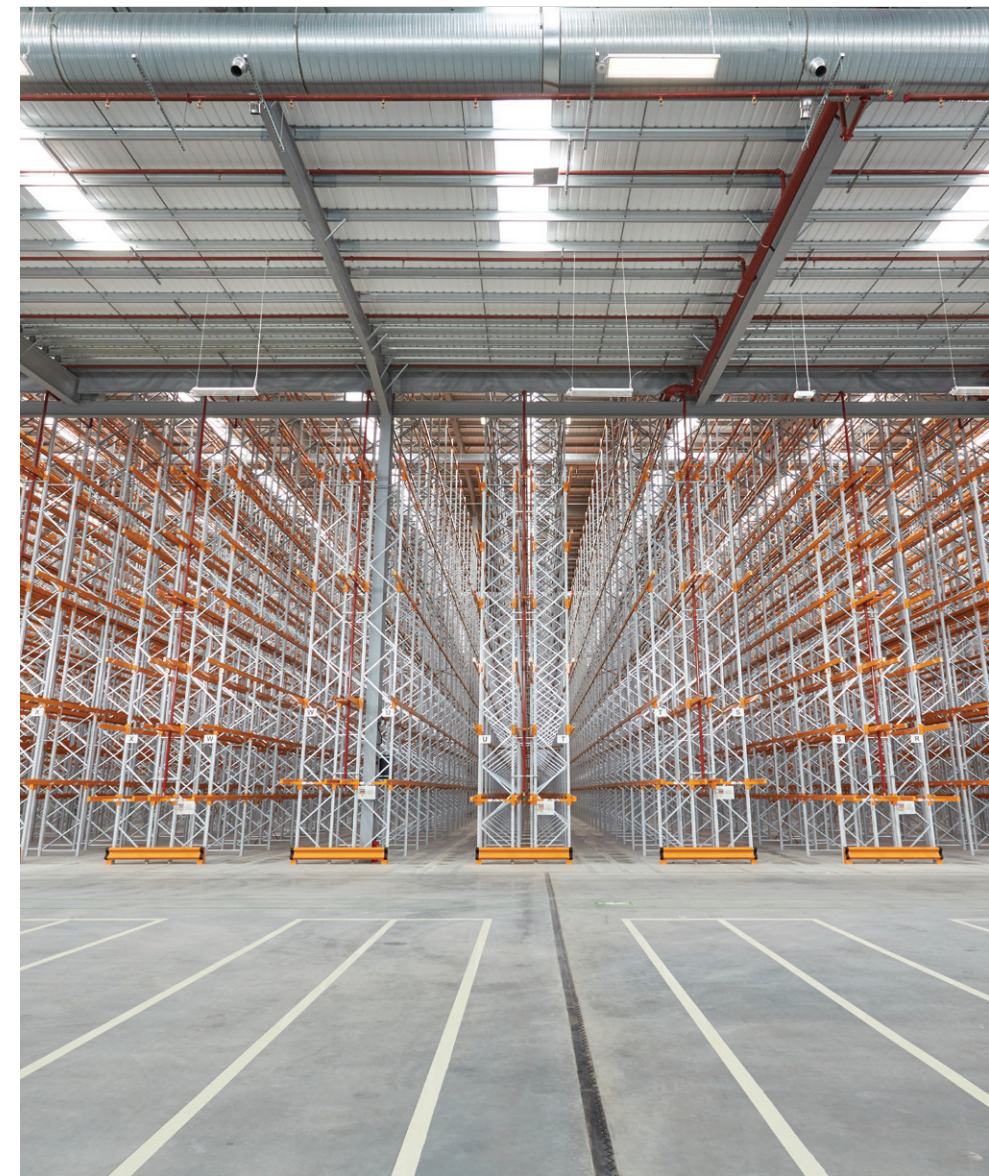
HBD create some of the UK's best industrial and logistics destinations. With a track record of successfully transforming unloved sites into thriving commercial hubs, we're well known for delivering sustainable places with purpose, where local and global brands can maximise their potential.

This is because of our commitment to developing lasting property solutions that meet, and exceed, the needs of 21st century industrial and logistics occupiers, no matter how large or small. And our national reach means we can help them grow within our extensive portfolio too.

With history on our side, we're also proud to be part of the Henry Boot Group, who've been operating in land, property, and development for over 135 years. These long-term and well-funded foundations, combined with the experience and expertise of our people, provides a stability and confidence to deliver for all our partners.

PLACES WITH PURPOSE

MARKHAM VALE
Derbyshire



IAMP
Sunderland



FIND OUT MORE

two45skelmersdale.co.uk

ENQUIRIES



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This brochure is intended purely as a guide. All information contained within has been checked and is understood to be correct at the time of publication. These particulars do not form part of an offer or contract. 16/10/23.