

A development by

**MARSHALL**

**DUO ONE**

**DUO TWO**

# DUO-PARK

GILLIBRANDS ROAD // SKELMERSDALE // WN8 9TA

**TWO NEW INDUSTRIAL/DISTRIBUTION UNITS**

**DUO ONE:** 35,000 SQ FT (3,251 SQ M)

**DUO TWO:** 103,750 SQ FT (9,638 SQ M)

**TOTAL 138,750 SQ FT (12,890 SQ M) ON A SITE OF 6.45 ACRES**

**ENTER**





2 Warehouse / Distribution Units

**DUO ONE**  
35,000 SQ FT  
(3,251 SQ M)

**DUO TWO**  
103,750 SQ FT  
(9,638 SQ M)



Steel Portal Frame Construction



Self Contained Secure Site



## DESCRIPTION

The scheme is located on Gillibrands Road and will comprise of two, high quality specification industrial/warehouse units of 35,000 and 103,750 sqft.

Each unit will benefit from a mixture of level access and dock level loading doors, large private yards and car parking, and ancillary offices.

## **i** SITE INFORMATION

A number of reports have been commissioned on the site to include ground conditions, asbestos and topographical information and these are available from the joint agents upon request.



A5068

B5312

WHITELEDGE ROAD

GILLIBRANDS ROAD

**DUO-PARK**

M58 J4



**DUO ONE**

**DUO TWO**





## 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**



# DUO-PARK THE FACTS



## WAREHOUSE SPACE

**DUO ONE:** 32,500 SQ FT (3,019 SQ M)  
**DUO TWO:** 96,250 SQ FT (8,941 SQ M)



## OFFICE SPACE

**DUO ONE:** 2,500 SQ FT (232 SQ M)  
**DUO TWO:** 7,500 SQ FT (697 SQ M)

## SPECIFICATION

To Underside of Haunch



Duo One: 10m  
Duo Two: 15m



Integral  
Offices

Dock Loading Doors



Duo One: x2  
Duo Two: x8

Level Access Doors



Duo One: x1  
Duo Two: x2



Secure  
Site

Car Parking Spaces



Duo One: 37  
Duo Two: 87

**BREEAM**

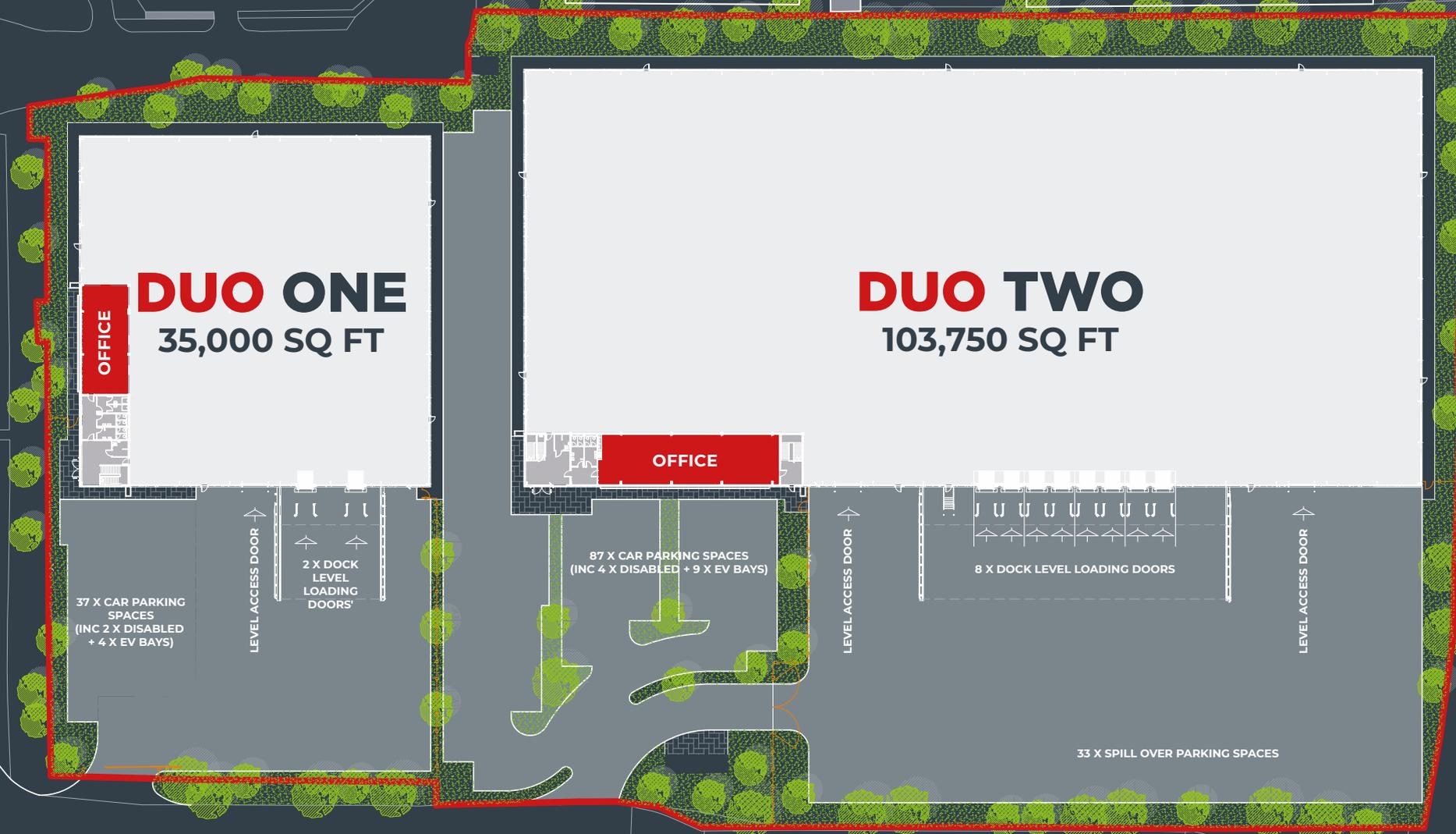
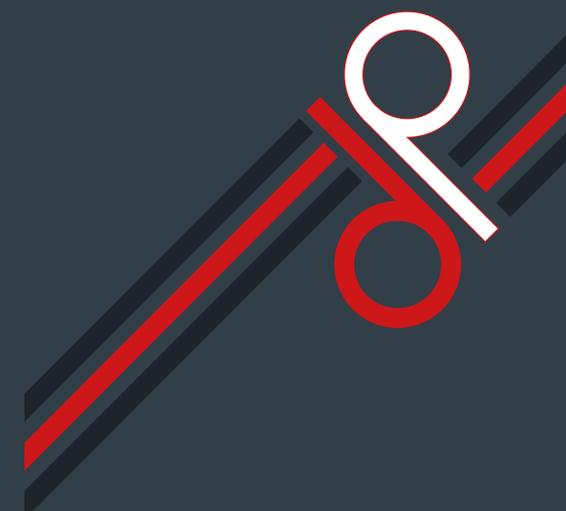
Targetting  
'Bream'  
Very Good

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# DUO-PARK

GILLIBRANDS ROAD // SKELMERSDALE // WN3 9TA



	SQ FT	SQ M
<b>DUO ONE</b>	35,000	3,251
<b>DUO TWO</b>	103,750	9,638

TOTAL 138,750 SQ FT  
(12,890 SQ M) ON A SITE  
OF 6.45 ACRES



# DUO-PARK GALLERY

All gallery images contained here have been developed and constructed by Marshall Construction and Commercial Development Projects.





# 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 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





## 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 joint agents.

**MARSHALL**  
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» DESCRIPTION » AERIAL » LOCATION » SPECIFICATION » THE SITE » GALLERY » MARSHALL » CONTACTS

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