



NEXUS 471 SKELMERSDALE

Statham Road / Skelmersdale / WN8 8UY

TO LET

Distribution
Warehouse
470,385 sq ft
(43,700 sq m)

Available from Q3 2024

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Situation

Nexus 471 is located on Statham Road in Skelmersdale and is one mile from Junction 4 of the M58 and five miles from Junction 26 of the M6. The prime industrial location benefits from excellent access to the main road infrastructure including the A577, A5068, M58 and M6.

The local area occupiers include Asda, Great Bear Distribution, PepsiCo, Kammac, S.C.A / Essity UK and Victorian Plumbing.

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Statham Road

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Accommodation Summary



Description	Nexus 471
Permitted Use	B1(Offices/Research and Development/ Light Industry), (B2 (General Industrial) & B8 (Storage and Distribution)
EPC	B
Site Area	29.5 acres
Site Coverage	37%
Yard Depth	57m
Total Area (sq ft)	470,385
Warehouse (sq ft)	451,372
Office (sq ft)	7,735
Transport Office (sq ft)	2,527
Loading Bay (sq ft)	3,285
Plant Room (sq ft)	2,104
Vehicle Maintenance Unit (sq ft)	1,866
Security Gatehouse (sq ft)	1,495
Floor Loading Capacity Per sq m	50kN
Dock Level Loading Doors	45
Level Access Loading Doors	23
Internal Eaves Height	12.8m
HGV Spaces	40
Car Parking Spaces	228
Power Supply	1MVa

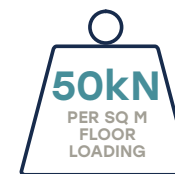
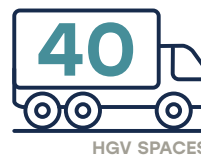
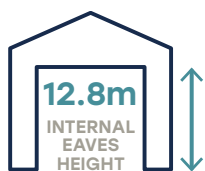
Accommodation



Schedule

	sq ft	sq m
Warehouse	451,372	41,933.6
Office	7,735	718.6
Transport Office	2,527	234.8
Loading Bay	3,285	305.2
Plant Room	2,104	195.5
Vehicle Maintenance Unit	1,866	173.4
Security Gatehouse	1,495	138.9
Total	470,385	43,700

Specification



Location

Skelmersdale is recognised as a strategically located distribution hub, with existing companies in the area such as Asda, Great Bear Distribution, PepsiCo and many more. Located in the North West of England with swift access to the country's main transport infrastructure, Skelmersdale offers convenient access to Liverpool, Preston, and Manchester. Local amenities include petrol stations, supermarkets, and restaurants.

ROAD

M58 Junction 4	1 mile
M6 Junction 26	5 miles
Liverpool	16 miles
Manchester	31 miles
Leeds	69 miles

AIR

John Lennon Liverpool Airport	27 miles
Manchester Airport	33 miles

RAIL

Trafford Park Freight Terminal	31.2 miles
Daventry International	
Rail Freight	131 miles

PORTS

Port of Liverpool	14 miles
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Location

Labour Information*:

- ▶ 117,100 West Lancashire population
- ▶ 62% are of working age (Age 16-64)
- ▶ Employment rate 77.6%
- ▶ 82.4% are economically active in employment
- ▶ Average gross weekly pay - £689.90



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Contacts



REAL ESTATE

Steve Johnson

steve@b8re.com

07771 888 363



CUSHMAN &
WAKEFIELD

Rob Taylor

rob.p.taylor@cushwake.com

07825 193 365

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///what3words **///Slope.Bill.Golden**

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