

UNDER CONSTRUCTION
AVAILABLE Q1 2027

A DEVELOPMENT BY

MARSHALL

BEACON POINT

FOR SALE/TO LET
NEW BUILD INDUSTRIAL UNIT
110,200 SQ FT (10,238 SQ M)

SELBY PLACE // STANLEY INDUSTRIAL ESTATE // SKELMERSDALE WN8 8EF

BEACON POINT

OVERVIEW

BEACON
POINT
SKELMERSDALE WN8 8EF



// OVERVIEW

DESCRIPTION

SPECIFICATION

LOCATION

SITUATION

GALLERY

MARSHALL

LEGALS & CONTACTS



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DESCRIPTION

The proposed scheme comprises a high quality detached warehouse / distribution unit with ancillary offices. The unit will be of steel portal frame construction on a self contained secure site.

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Warehouse /
Distribution Unit



110,200 sq ft
[10,238 sq m]



Steel Portal Frame
Construction



Self Contained
Secure Site



Power
1MVA



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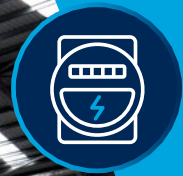
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WAREHOUSE
99,800 sq ft
9,271 sq m



OFFICES
10,400 sq ft
966 sq m



Power
1MVA



15m to
Underside
of Haunch



Integral
Offices at First
Floor level



10 Dock
Loading
Doors



4 Level
Access
Doors



Secure
Site



Up to 102
Car Parking
Spaces



'Breeam'
Excellent

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BEACON POINT

SKELMERSDALE WN8 8EF



Liverpool John
Lennon Airport
34 minutes



Upholland
Train Station
4.5 miles



M6/M58
Intersection
9 minutes



Port of Liverpool
32 minutes



Manchester Intl.
Airport
39 minutes

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LOCATION

Located on the established Skelmersdale Industrial estate, Beacon Point provides access to J4 of the M58 within a 5 minute drive, which in turn links into the M6 motorway and the national motorway network

Access to Liverpool is provided via the M58 to the west.

Skelmersdale is an established distribution location with a number of large occupiers such as Kammac, DHL, UKI and Asda

DRIVE TIMES FROM BEACON POINT



Destination	Miles	Mins
M6/M58 Intersection	6.2	9
Port of Liverpool	15.6	32
Liverpool John Lennon Airport	26.1	34
Manchester Airport	32.4	39



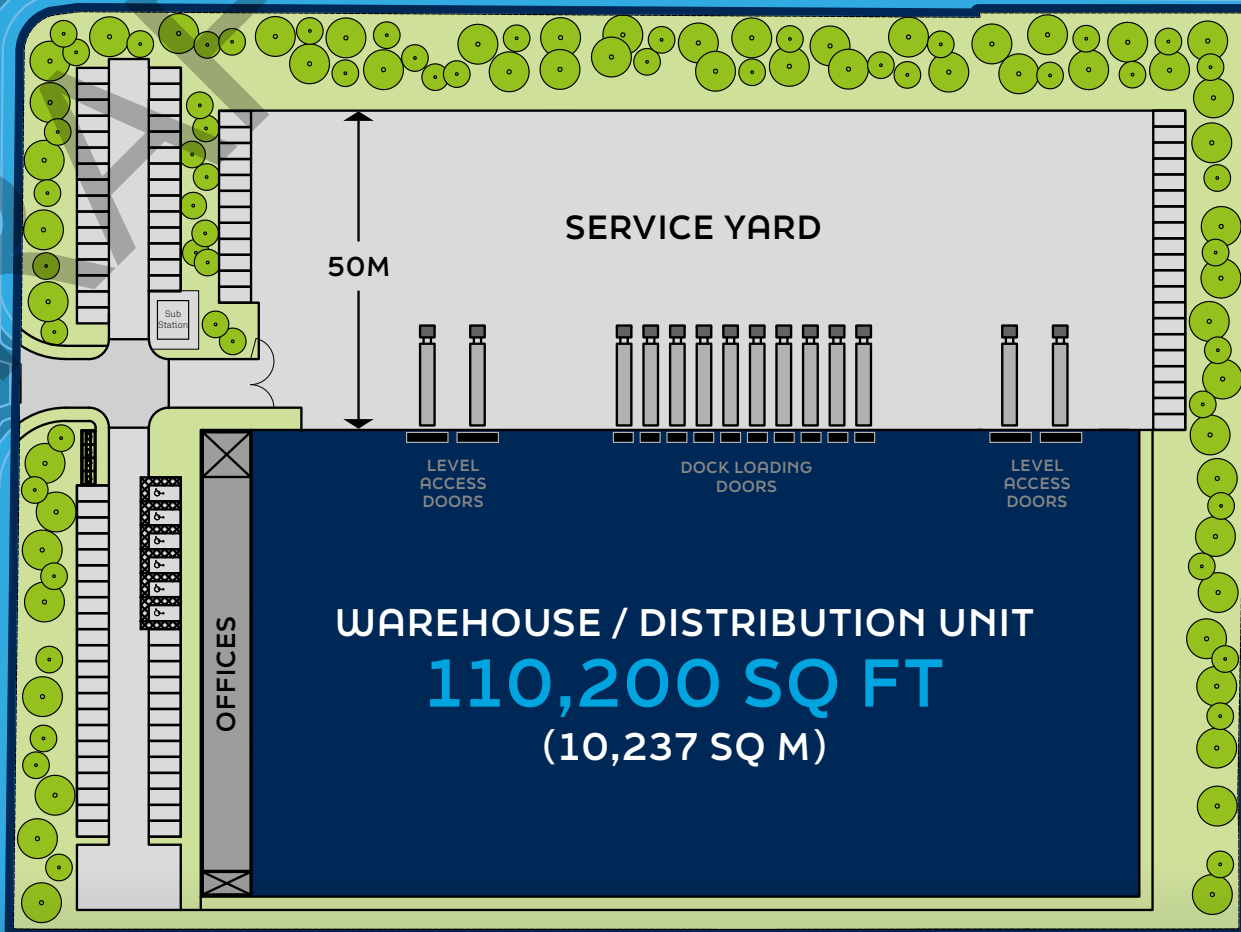
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STATHAM ROAD

SELBY PLACE



ACCOMMODATION

	sq ft	sq m
Warehouse	99,800	9,271
GF Office / Under Croft	5,200	483
FF Office	5,200	483



Up to 102 Car
Parking Spaces



Integral Offices at
First Floor level



10 Dock Loading
Doors



4 Level Access
Doors

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CONSTRUCTION UPDATE (AUGUST 2026)



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IMAGE GALLERY

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NORTHSIDE 45
Ellesmere Port



COBALT PARK
Oldham Broadway Business Park Chadderton



NEON
Knowsley Junction 2 M57



RADAR
Radway Green Crewe J16 M6



HURRICANE 52
Estuary Business Park South Liverpool



VELOCITY
Stirling Road Speke Liverpool L24 1AF

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NW region



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OWNED



ESG
Developing to
BREEAM very good

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TENURE

The unit will be available on Leasehold or Freehold 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 sole agents.



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