

SPENCER

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GLEBE PARK

Glebe Road, Gillibrands Industrial Estate, Skelmersdale WN8 9JP
Junction 4/M58 Skelmersdale

NEW & REFURBISHED WAREHOUSE UNITS

TO LET

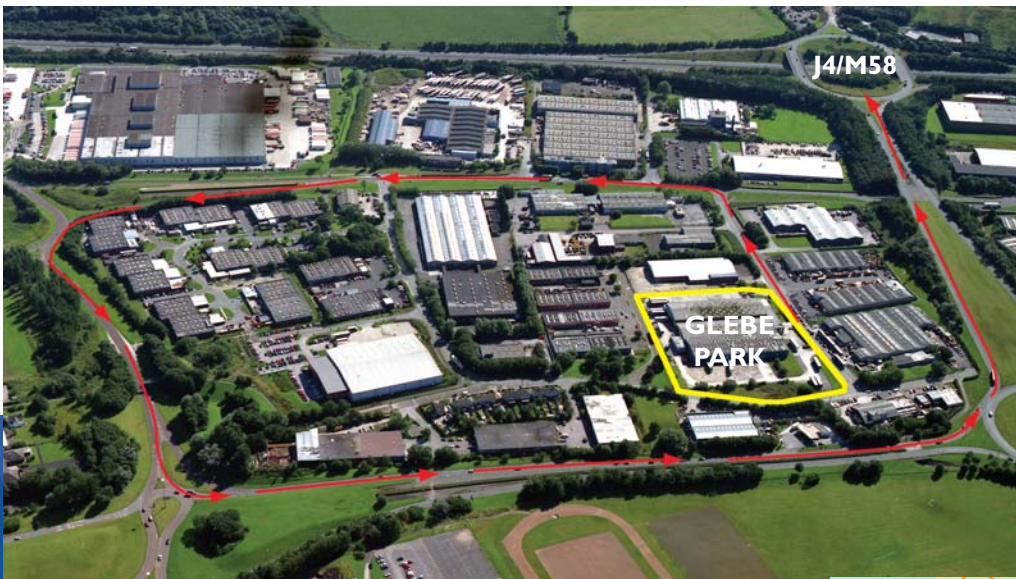
from **10,000 sq ft** (with extensive yard area)
to **46,870 sq ft**



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SPENCER
Industrial



DESCRIPTION

Glebe Park comprises a secure self contained estate where a major refurbishment has recently been undertaken.

The units are of steel portal frame construction with part block and part metal clad elevations with a lined asbestos cement sheet roof incorporating approximately 10% translucent roof panels. Eaves heights range from 4.9 to 6.7m. Loading is provided via dock and ground level access doors on to an excellent yard.

REFURBISHMENT INCLUDES:

- New elevations with insulated profile steel cladding.
- Offices decorated internally including new carpets.
- All existing shutters replaced with electrically operated insulated shutters.
- Walls and floors decorated to warehouse.
- New perimeter fencing and secure entrance gates.
- Landscaping of the site.

AVAILABILITY

Unit 3 - Warehouse 23,470 sq.ft.

Optional large yard area available

Unit 3 can be split 50/50 from 10,000 sq ft

Possible future development (planning obtained)

Unit 4 - Warehouse 23,400 sq.ft.



LOCATION

Skelmersdale was the North West's first designated new town in 1961. It is strategically located on the M58 motorway midway between Liverpool and Manchester and is readily accessible from all parts of the North West via the motorway network.

The M58 links into the M6, approximately 2 miles to the east of Junction 26.

The town has undergone a major transformation in recent years and has been successful in attracting major investment from companies such as Cadbury's, Comet and Asda, who have all opened major distribution facilities in the town.

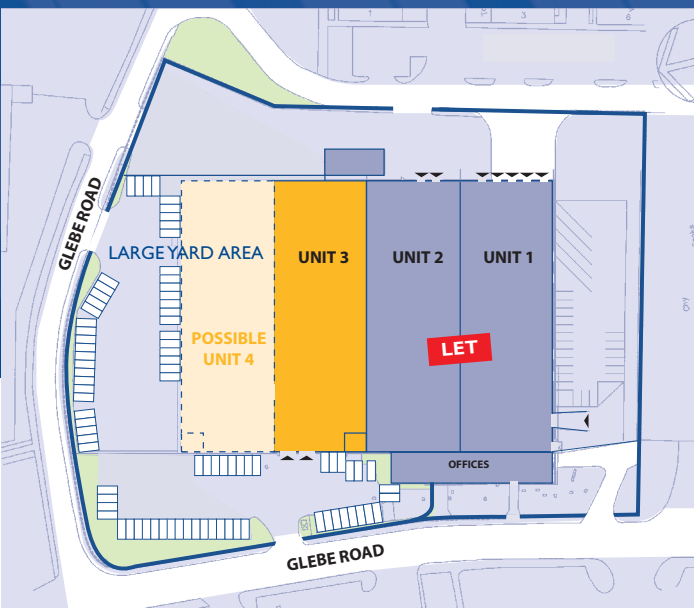
Gillibrands is one of the 3 main estates in the town and is home to the headquarters and distribution centre of Matalan, Dresser plc, Constance Carroll and Royal Mail.

TERMS

The property is available on a leasehold basis.

FURTHER INFORMATION

Available from



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