



12,416 Sq Ft (1,153.45 Sq M)

- New Build Unit
- 6.5m eaves
- Large Yard
- 1st Floor Mezzanine
- Large, secure yard
- Secure site

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Location

Prescott Road is situated in Skelmersdale, West Lancashire, within close proximity to key regional transport routes. The location offers excellent road connectivity, with the M58 motorway easily accessible, providing direct links to the M6 and onward connections to Liverpool, Manchester, Preston, and the wider North West region.

The area is well suited for logistics and distribution operations with its central North West positioning, enabling efficient access to major urban centres and ports. Local road infrastructure supports HGV and commercial vehicle movements, with established industrial and business areas nearby including Asda, Walkers and DHL .

Skelmersdale is a recognised logistics hub, offering access to a skilled local workforce and supporting services. The location allows for efficient last-mile distribution as well as regional and national coverage.

Description

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Accommodation

Ground Floor: 10,254 sqft
First Floor Mezzanine: 2,162 sqft
Total: 12,416 sqft

Terms

The premises are immediately available by way of a new full repairing and insuring lease at a rent to be agreed. Alternatively, a sale may also be considered.

VAT

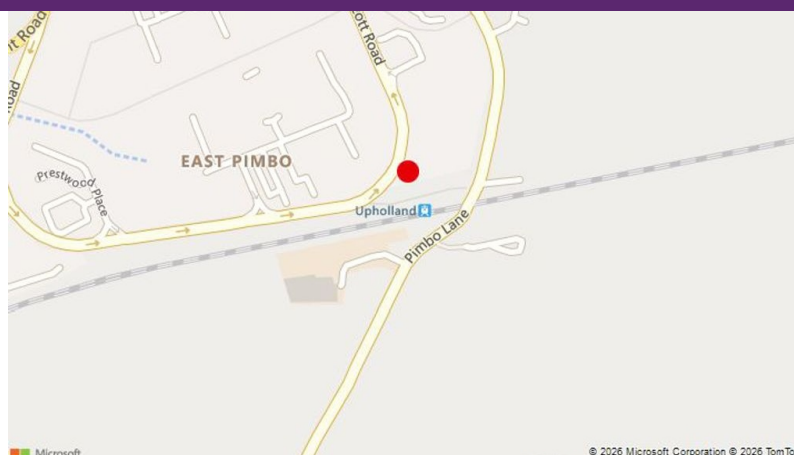
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Please refer to the Local Authority for information on Business Rates.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP Jack Sullivan

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February 2026