



PARK COMPLETION  
Q2 2026

M58

**DUO 50**

**DUO 100**

**GILLIBRANDS ROAD // SKELMERSDALE // WN8 9TA**

**TWO NEW INDUSTRIAL/DISTRIBUTION UNITS**

# **DUO-PARK**

**TO LET/FOR SALE**

**DUO 50:** 46,700 SQ FT (4,339 SQ M)  
**DUO 100:** 97,950 SQ FT (9,100 SQ M)

A development by

**MARSHALL**



2 Warehouse / Distribution Units



**DUO 50**  
46,700 SQ FT  
(4,339 SQ M)



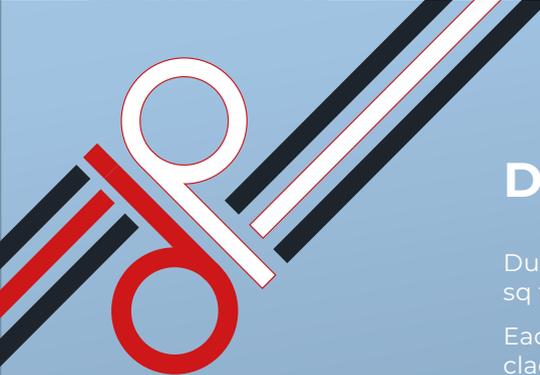
**DUO 100**  
97,950 SQ FT  
(9,100 SQ M)



Steel Portal Frame Construction



Self Contained Secure Site



## DESCRIPTION

Duo is a new build speculatively developed industrial and logistics development providing a total of 144,650 sq ft across two units of 46,700 and 97,950 sq ft.

Each unit will be built to a high specification, comprising steel portal frame construction, profile metal cladding and secure self contained sites.

› DESCRIPTION › AERIAL › LOCATION › SPECIFICATION › THE SITE › MARSHALL › CONTACTS



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WHITELEDGE ROAD

B5312

Royal Mail

victorian plumbing

A5068

KAMMAC

UK  
UKI EXPRESS  
TRANSPORT LTD

GILLIBRANDS ROAD

Hannah  
FOOD SERVICE

Graylaw International

Buffaload

DUO-PARK

M6 J26

M58 J4

LIVERPOOL



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## 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**





## WAREHOUSE SPACE

**DUO 50:** 42,500 SQ FT (3,948 SQ M)

**DUO 100:** 91,750 SQ FT (8,524 SQ M)



## OFFICE SPACE

**DUO 50:** 4,200 SQ FT (390 SQ M)

**DUO 100:** 6,200 SQ FT (876 SQ M)

## SPECIFICATION



### To Underside of Haunch

Duo 50: 10m

Duo 100: 15m



### Office Space

Duo 50: 4,200 sq ft (390 sq m)

Duo 100: 6,200 sq ft (876 sq m)



### Dock Loading Doors

Duo 50: x2

Duo 100: x8



### Level Access Doors

Duo 50: x1

Duo 100: x2



### Car Parking Spaces

Duo 50: 37

Duo 100: 87



Secure Site

**BREEAM**<sup>®</sup>

Targeting 'Bream'  
Excellent

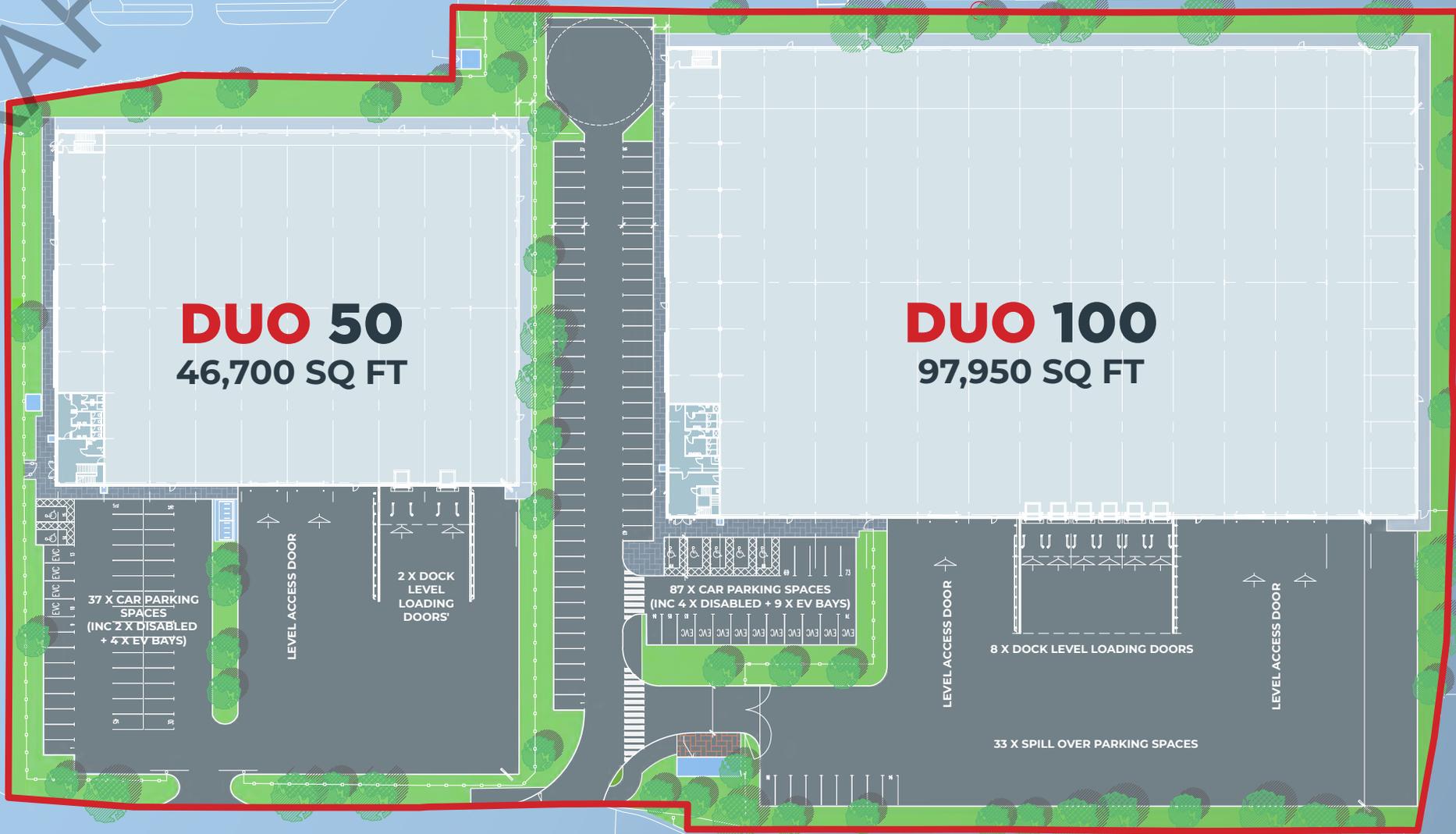
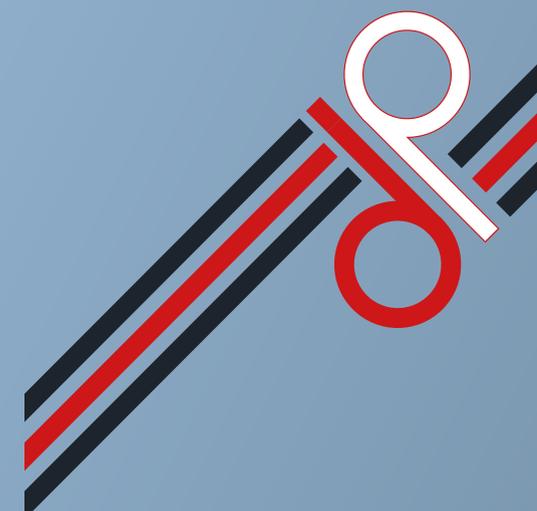
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DRAFT



**DUO 50**  
46,700 SQ FT

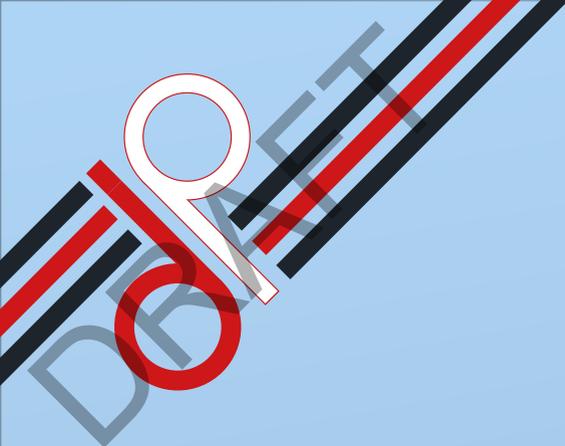
**DUO 100**  
97,950 SQ FT

	SQ FT	SQ M
<b>DUO 50</b>	46,700	4,339
<b>DUO 100</b>	97,950	9,100

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# 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



### Air 66 & 84

Owen Drive, Speke



### Cobalt Park

Oldham Broadway Business Park Chadderton



### Gorsey Point

Gorsey Lane, Widnes



### Northside 45

Junction 8 M53, Ellesmere Port



### Union Square

Fifth Avenue, Trafford Park, Manchester M17 1DS





## TENURE

The units are available to purchase or lease on terms to be agreed.

## VAT

VAT will be applicable at the prevailing rate.

## RATES

Upon application.

## 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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WWW.MARSHALLCDP.COM

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