



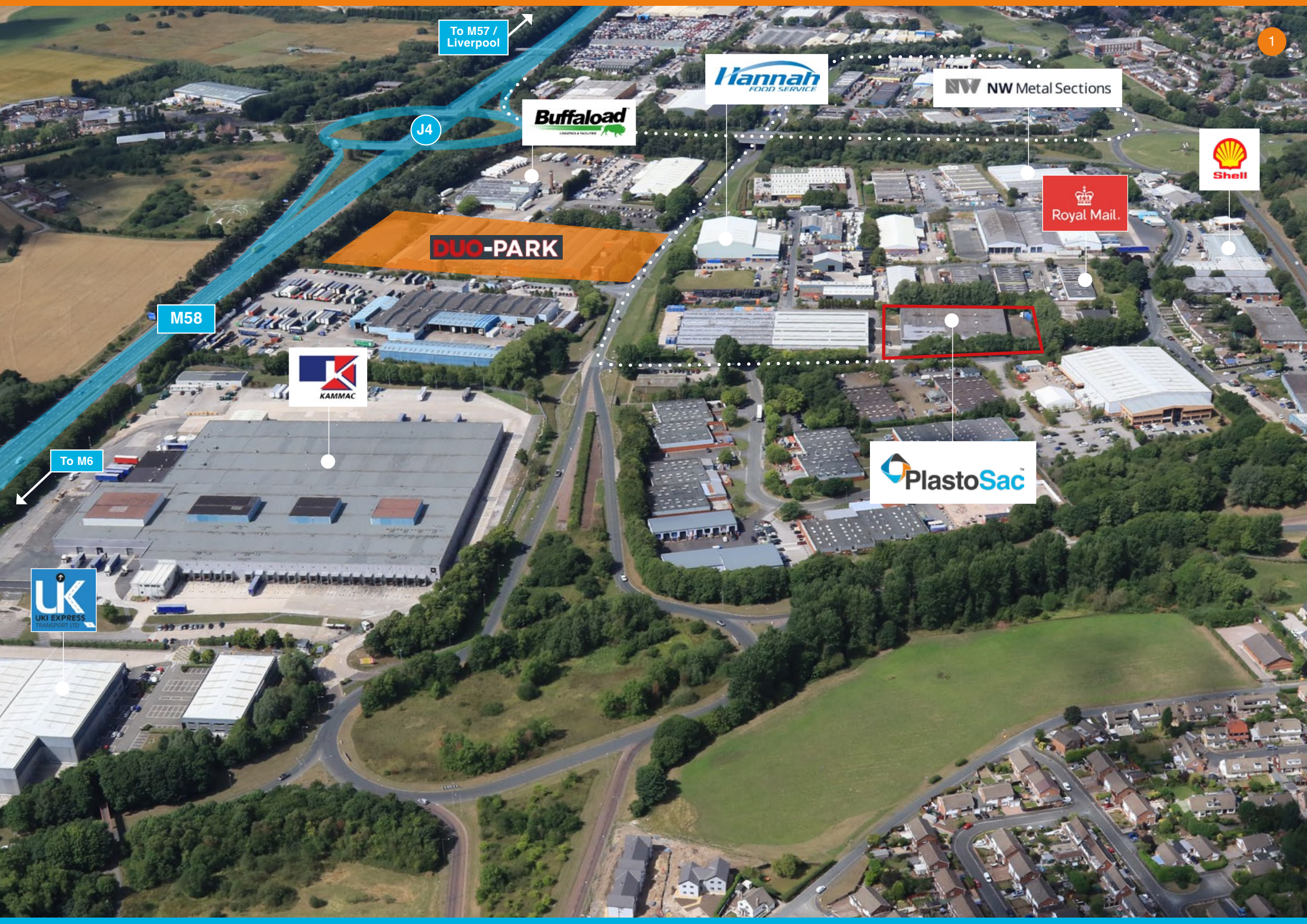
**High Yielding, Industrial Sale &  
Leaseback Investment Opportunity**

**3 Grimrod Place**

East Gillibrands Industrial Estate | J4 M58 | Skelmersdale | WN8 9UU

**B8**  
REAL ESTATE





To M57 /  
Liverpool

J4

**Buffaload**  
LOGISTICS & FACILITIES

**Hannah**  
FOOD SERVICE

**NW Metal Sections**

**Shell**

**Royal Mail**

**DUO-PARK**

**M58**

**KAMMAC**

To M6

**PlastoSac**

**UK**  
UKI EXPRESS  
TRANSPORT LTD



# Investment Summary

- Opportunity to purchase a strategically located, single let industrial sale and leaseback investment property.
- Situated in a well established industrial location in Gillibrands Industrial Estate, Skelmersdale.
- Immediate access to J4 of the M58 (approximately 1 mile away).
- A detached distribution unit constructed to a good specification on a self-contained site.
- **44,622 sq ft** of accommodation on a total site area of 2.24 acres (0.91 hectares).
- A new 5 year FRI leaseback to **Plasto-Sac UK Limited**, a leading manufacturer and supplier of food packaging solutions, with an emphasis on sustainability.
- Plasto-Sac have shown a turnover of £17.3M for their draft Y/E 2024 accounts.
- Conservative headline rent of **£256,577 pa**, representing just **£5.75 per sq ft**.
- Freehold.

## Proposal

Offers are sought in excess of **£2,650,000 (Two Million, Six Hundred and Fifty Thousand pounds)** subject to contract and exclusive of VAT.

A purchase at this level reflects an attractive net initial yield of **9.00%** after purchaser's costs of 7.48%. This represents a low capital value of **£59.39 psf**.





# Situation

Skelmersdale is a key economic hub within West Lancashire, Located 18 miles north of Warrington, 13 miles north east of Liverpool and 25 miles north west of Manchester.

Skelmersdale boasts excellent road connectivity being situated adjacent to the M58 motorway, which offers direct access to both regional and national motorway networks. Junction 26 of the M6 is just 5 miles to the east, while the M57/M58 interchange is 9 miles to the south west.

The town is widely regarded as West Lancashire's leading commercial centres, with a district population of 113,000 providing a strong and diverse labour force suited for both skilled and unskilled workers.

## Drive Times

### Cities

Liverpool	30 mins
Manchester	45 mins
Birmingham	1hr 45 mins

### Motorway Access

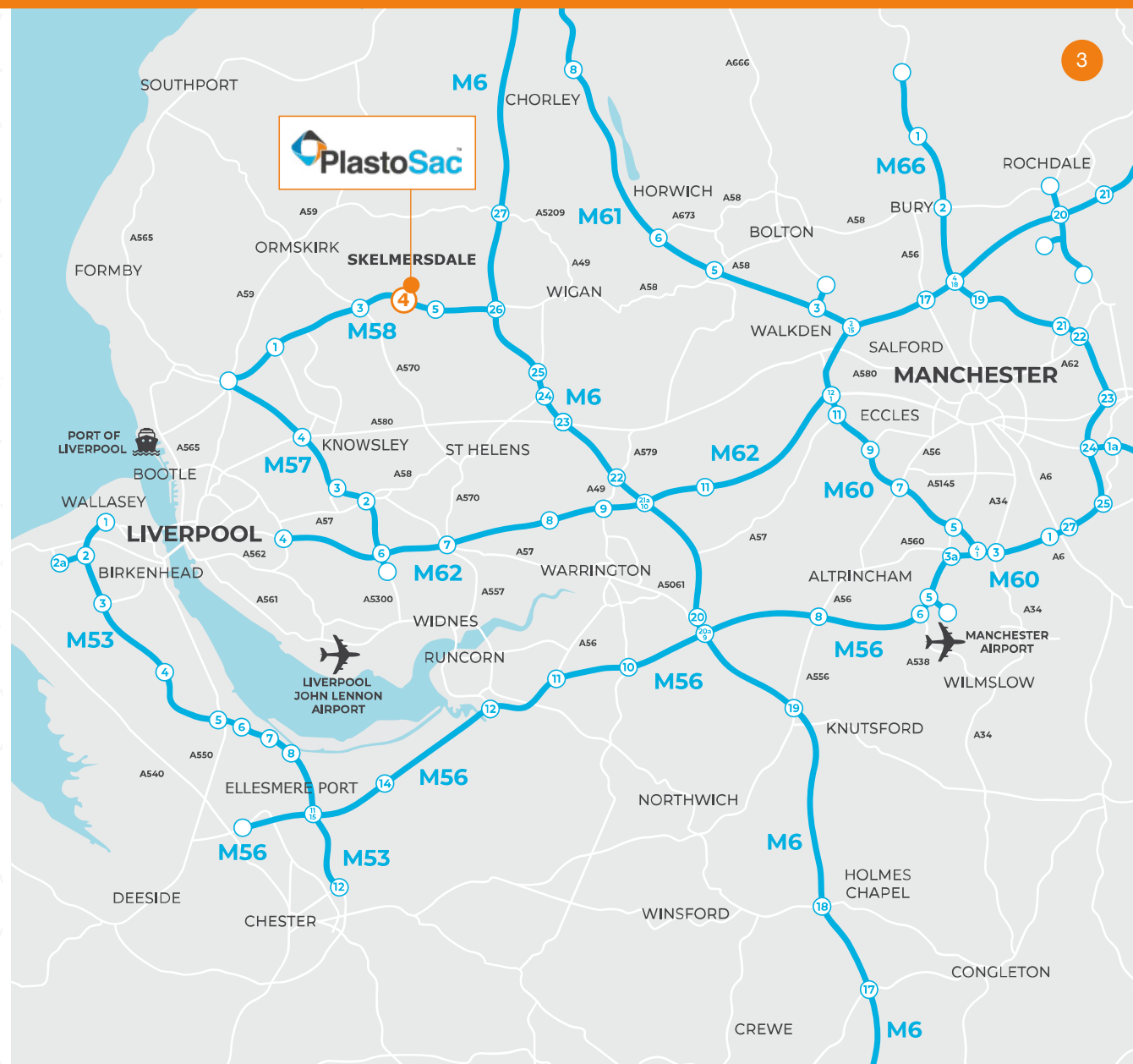
M58 (Junction 4)	3 mins
M6 (Junction 26)	7 mins
A570	6 mins

### Frieght

Port of Liverpool	19 mins
Seaforth Dock	20 mins

### Airports

Liverpool John Lennon	30 mins
Manchester	40 mins



# Situation

The property is situated in the highly successful, major employment zone of Gillibrands Industrial Estate in Skelmersdale, adjacent to J4 of the M58.

Skelmersdale town centre is situated less than 1 mile away from the estate, with space highly sought after due to the excellent transport communications.

Skelmersdale has four well established industrial estates in total. The town has proven attractive to both logistics and manufacturing operators, with major occupiers including Asda, Amazon, DHL, PepsiCo, Kammac, Great Bear, Essity, Proctor & Gamble, amongst many others.

The property benefits from extensive frontage onto Grimrod Place, a key arterial route through Gillibrands Industrial Estate.



**ASDA**

**amazon**



**PEPSICO**

**KAMMAC**  
MEMBER OF SKANDELS GROUP

**Great Bear**










**essity**

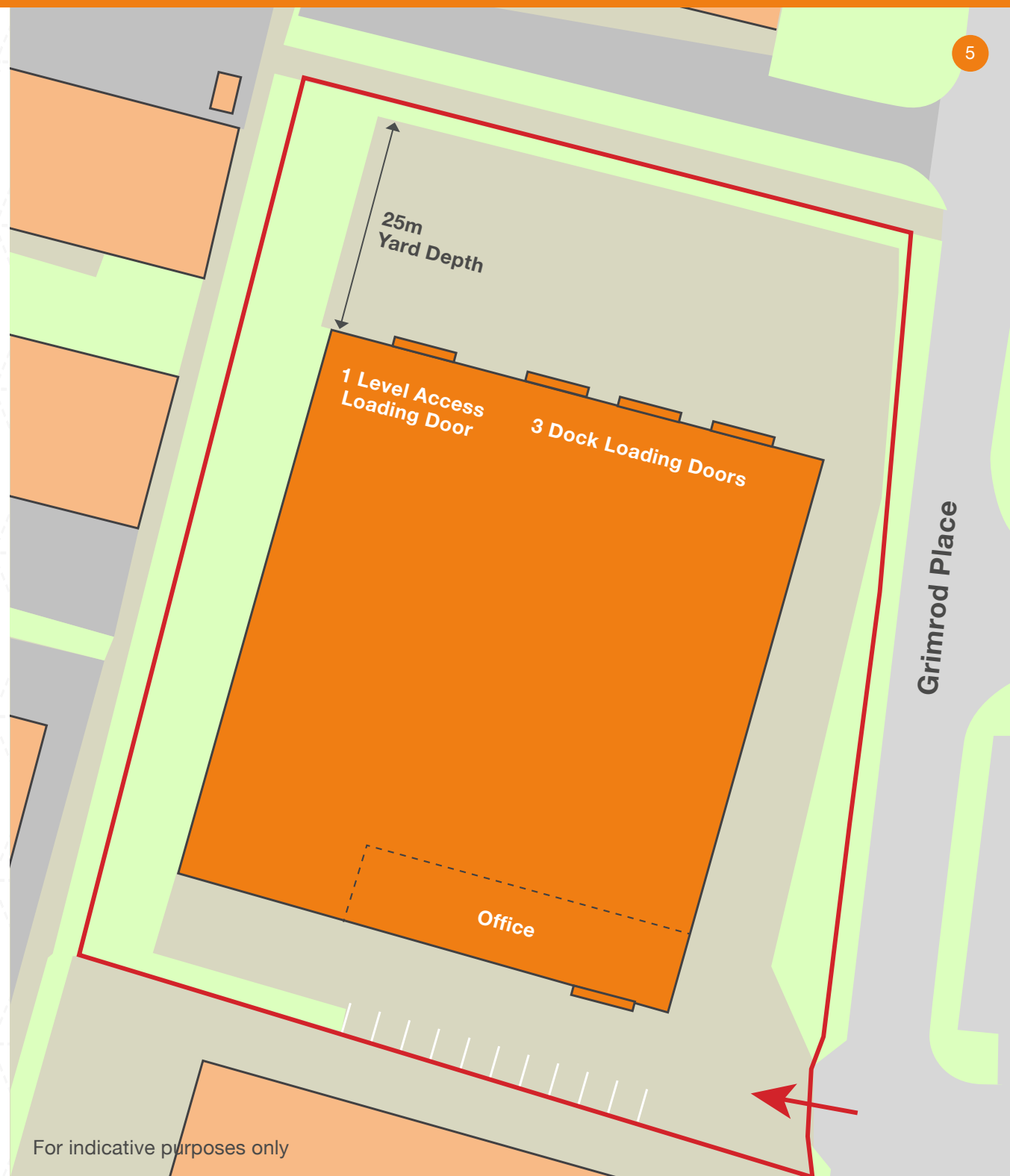
**P&G**

For indicative purposes only

# Description

The property comprises a well specified, detached industrial distribution unit on a self-contained site. Key features are:

-  **Steel portal frame construction.**
-  **Metal roof, with high level perimeter glazing.**
-  **3 dock level loading doors.**
-  **1 level access loading door.**
-  **Eaves height of 5.0m to underside of haunch.**
-  **2 storey office accommodation with entrance lobby, WC's and a canteen.**
-  **An extensive concrete service yard to the rear of the property.**
-  **Dedicated tarmacadam car parking area to the front.**
-  **Secure, fenced site with gated access.**





# Accommodation

The property has been measured in accordance with RICS Code of Measuring Practice (6th Edition) and provides the following gross internal floor areas:

Use	GIA (Sq m)	GIA (Sq ft)
Warehouse	3905.5	42,039
GF Office	135	1,453
FF Office	105	1,130
<b>Total GIA</b>	<b>4,145.5</b>	<b>44,622</b>

## Site Area

The site extends to approximately **2.24 acres (0.91 hectares)** providing a site cover of 45%.





## Tenancy

The property will be let by way of a sale and leaseback to Plasto-Sac UK Limited on the following terms:

Tenant	Size (sq ft)	Lease Term	Break Date	Rent Review	Rent (£pa)	Rent (£psf)	Repair	1954 Act	Comments
Plasto-Sac Uk Ltd	44,622	5 years	N/A	N/A	£256,577	£5.75	FRI	Inside	FRI terms subject to a schedule of condition.

## Tenure

The property is held freehold.





# Tenant Covenant



Established in 1999, Plasto-Sac UK Limited has grown into a leading manufacturer and supplier of high-performance flexible films and corrugated packaging solutions. The company is active in all sectors of the food industry from fresh produce, beverage, bakery, and frozen food packaging and delivering. Plasto-Sac's distribution centre is strategically headquartered in Skelmersdale (at the subject property), with a supporting office in Congleton. This enables Plasto-Sac to serve a broad customer base across the UK and Europe. Overall, they employ 32 staff members.

**Plasto-Sac UK Limited (Registered Number 03752593) has reported the following accounts:**

	Y/E 31/12/2023	Y/E 31/12/2022	Y/E 31/12/2021
Turnover	£16,700,000	£19,110,000	£19,530,000
Pre-Tax Profit	£70,000	(£120,000)	£220,000
Equity Shareholders Funds	£1,260,000	£1,240,000	£1,220,000

Plasto-Sac have provided draft 2024 management accounts, showing further growth within the business. The accounts show a turnover of £17,308,435 and a net profit of £168,783. A copy of the draft Y/E 31/12/2024 accounts can be issued on request.

Plasto-Sac is currently undergoing a merger with Terinex Flexibles Ltd, a leading supplier of flexible packaging films and solutions, who have recently completed the construction of a new EPC A+ rated building at Dove Valley Park, believed to be the first net zero flexographic printing facility in the UK.

The combined business will create TerraNova Flexibles Limited, with the intention to grow to a £40m turnover business in the next three years. TerraNova Flexibles Limited will eventually become the tenant on the lease and further information on the merger is available upon request.





# Occupational Market Commentary

The North West is one of the most successful and dynamic regions in the UK. The region benefits from excellent proximity to growing markets, a rising population of over 7 million people, 80% of the UK population within a 4-5 hours' drive time and more motorways per sq. ft. than in any other region.

Skelmersdale benefits from excellent transport communications with the M58 situated adjacent to the town, providing access to the national motorway network. The town also benefits from an excellent labour pool and a continuously proven attractive to occupiers, as evidenced by the lack of industrial availability in Skelmersdale.

The strength of the location is further demonstrated Marshall CDP's forthcoming

Duo Park, Skelmersdale located close to the subject property. Quoting rent for Duo One (35,000 sq ft) is £11.00 psf whilst Duo Two (103,750 sq ft) is £10.00 psf. Furthermore HBD intend to develop a 245,000 sq ft logistics warehouse on neighbouring Pimbo Industrial Estate (quoting rent £9.00 psf).

There is continued occupational demand throughout the North West region, but with a continued lack of new build supply and good quality second-hand; this has resulted in decreased void periods and increased rental levels. We anticipate these market dynamics to remain in 2025.

We consider the initial rent of £5.75 to be low in comparison to the comparable rental evidence below:

Date	Address	Size (Sq Ft)	Tenant	Rent (£psf)	Term (break)
Available	Duo One, Gillibrands IE, Skelmersdale	35,000	N/A	Quoting £11.00	N/A
Jan-25	BP71, Boston Park, Haydock	71,222	Aimia Foods	£8.75	10 (5)
Oct-24	Unit A Taylor Business Park, Warrington	57,764	Aktrion Group	£7.90	10 (3)
Sep-24	Towngate 52, Birchwood Technology Park,	51,859	Yodel	£8.20	5
Jul-24	Speke Hall Avenue, Liverpool	52,125	FRC Group	£6.50	10 (5)
May-24	Fairoak 43, Whitehouse Industrial Estate, Runcorn	43,078	HTC Group	£7.50	10



# Investment Comparables

Date	Address	Size (Sq Ft)	WAULT (Break)	Rent (£psf)	Price	NIY	Capial Value
Available	Parker Hannifin, Deeside	42,270	3.70	£6.00	Quoting £3,000,000	Quoting 7.94%	Quoting £70
Available	Fluid Power Group, Knowsley	30,321	5.00	£5.66	Quoting £2,000,000	Quoting 8.00%	Quoting £65
Apr-25	Ford Retail, Normanton	28,151	3.70	£8.25	£3,800,000	5.73%	£135
Feb-25	Film & Foil Solutions, Haydock	20,761	10.00	£7.46	£1,700,000	8.59%	£82
Jan-25	Blends House, Knowsley	37,395	5.00	£8.50	£4,110,000	7.20%	£110
Jan-25	Flowtech Fluid Power, Skelmersdale	75,926	7.00	£5.03	£6,575,000	5.45%	£87
Aug-24	Jenkar Shipping, Wakefield	37,118	10.00	£7.27	£3,900,000	6.50%	£105





## EPC

The property has an Energy Performance Certificate of C-65.

## Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## VAT

VAT will be payable on the purchase price due to the sale not being treated as a Transfer of a Going Concern (TOGC).

## Data Room

Data room access can be provided upon request.



## Proposal

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A purchase at this level reflects a **Net Initial Yield of 9.00%** (assuming purchasers costs of 7.48%).

**Low capital value of £59.39 psf.**



## Further Information

To discuss the opportunity, or to arrange an inspection please contact:

### Investment

**John Burrows**

john@b8re.com  
07921 137 200

**Simon Wood**

simon@b8re.com  
07793 119 210

**Matthew O'Reilly**

matthew@b8re.com  
07825 883 722