

APPENDIX 9 – VACANT PREMISES WEST LANCASHIRE

Introduction

A9.1 This appendix provides schedules of the vacant industrial and office premises in West Lancashire, identified at the time of the Joint Employment Land Study (autumn 2008).

Industrial

A9.2 Table A9.1 provides a summary of the available industrial premises – 78 properties, comprising 118,245 sqm of floorspace. The Table splits the properties between those in Skelmersdale and those available elsewhere in the district. It also includes an analysis by size band width.

Table A9.1 – Available Industrial Premises

Property		Size Band, sqm							Total
		0-100	101-200	201-500	501-1000	1001-2000	2001-5000	5000+	
Skelmersdale	Floorspace, sqm	229	358	2373	8264	8076	17,541	44,947	81,788
	Number of Properties	5	2	6	10	6	6	5	40
Other	Floorspace, sqm	260	1495	2876	9935	4033	4858	13,000	36,457
	Number of Properties	3	9	8	13	3	1	1	38
Total	Floorspace, sqm	489	1853	5249	18,199	12,109	22,399	57,947	118,245
	Number of Properties	8	11	14	23	9	7	6	78

Source: BE Group, 2008

A9.3 Skelmersdale dominates the available floorspace (69 percent of the district's availability). Although it has only 51 percent of the number of premises. Other key points are:

- Burscough has 18 percent of all the available properties, but these represent 7 percent of the floorspace
- Ormskirk has 15 percent of the available properties, representing just 6 percent of the floorspace
- One building, Tarleton Mill, represents 11 percent of the total available space
- Whilst Skelmersdale has premises available in all size bands, the least numbers (and choice) relates to small units of less than 200 sqm
- The number of available properties in the district (78) is the lowest number in any of the four local authority areas. Nevertheless the floorspace available is greater than that in Sefton.

A9.4 Tables A9.2 and A9.3 provide summaries of the assessment of quality and tenure of the available industrial premises. In Skelmersdale nearly all the space is assessed as being of moderate quality. There is no new or good quality space available. Outside Skelmersdale over half the available properties are considered to be budget space, although Burscough is the only location in West Lancashire with good quality space on the market.

A9.5 In terms of property tenure, the profile of available space in West Lancashire is similar to that for the whole of the study area. Leasehold properties dominate.

Table A9.2 – Quality of Industrial Premises

Number of Industrial Properties	Quality		
	Good/New	Moderate	Budget
Skelmersdale	0	38	2
Other	6	12	20

Source: BE Group, 2008

Table A9.3 – Tenure of Industrial Premises

Number of Industrial Properties	Tenure		
	Either	Freehold	Leasehold
Skelmersdale	5	3	32
Other	5	6	27

Source: BE Group, 2008

Offices

- A9.6 Table A9.4 sets out a breakdown of available office premises by size band width and at the levels of Skelmersdale and the rest of the district. The Table reveals there is very limited availability in Skelmersdale (25 percent of the property stock, 37 percent of the floorspace), and nothing larger than 1063 sqm, indeed available supply is heavily biased to premises of under 100 sqm.

Table A9.4 – Available Office Premises

Property		Size Band, sqm						Total	
		0-100	101-200	201-500	501-1000	1001-2000	2001-5000		5000+
Skelmersdale	Floorspace, sqm	467	741	-	733	1063	-	-	3004
	Number of Properties	10	3	-	1	1	-	-	15
Other	Floorspace, sqm	1350	1405	2293	-	-	-	-	5048
	Number of Properties	27	10	7	-	-	-	-	44
Total	Floorspace, sqm	1817	2146	2293	733	1063	-	-	8052
	Number of Properties	37	13	7	1	1	-	-	59

Source: BE Group, 2008

- A9.7 Ormskirk has the greatest share of the district's available office properties (42 percent). However this translates to only 32 percent of the floorspace, less than Skelmersdale's share. Burscough represents the third concentration of available office, with 16 percent of the properties but only 14 percent of the floorspace.
- A9.8 Overall 63 percent of the stock available premises fall into the 0-100 sqm size band. Indeed 85 percent of the stock is represented by properties of less than 200 sqm.
- A9.9 Tables A9.5 and A9.6 summarise the assessments of quality and tenure of the available premises. Despite its limited supply, Skelmersdale sees two thirds of this provision categorised as new or good quality space. Elsewhere in the district half of

the supply is considered to be good or new, with only 10 percent classed as budget space.

Table A9.5 – Quality of Office Premises

Number of Properties	Quality		
	Good/New	Moderate	Budget
Skelmersdale	10	4	1
Other	22	17	5

Source: BE Group, 2008

Table A9.6 – Tenure of Office Premises

Number of Properties	Tenure		
	Either	Freehold	Leasehold
Skelmersdale	1	0	14
Other	24	0	20

Source: BE Group, 2008

A9.10 There is no freehold only space in West Lancashire, although 42 percent is being marketed as available for sale or to let. This is mostly located outside Skelmersdale.

Property Schedule

A9.11 Table A9.7 provides the full schedule of available industrial premises in West Lancashire. Reflecting the study brief requirements details for Skelmersdale are separated out from the rest of the district.

A9.12 Table A9.8 provides similar information relating to available office premises.

Table A9.7 – Schedule of Industrial Premises

Skelmersdale – Industrial			
Property	Tenure	Quality	Size, Sqm
G-Space 180, Stanley Industrial Estate, Staveley Road, Skelmersdale	Either	Moderate	16,321
Unit A, Pikelaw Place, Pimbo, Skelmersdale	Leasehold	Moderate	8659
Unit 5, Potter Place Industrial Estate, Skelmersdale	Leasehold	Moderate	7897
Unit 01, Pikelaw Place, Skelmersdale	Leasehold	Moderate	6793
Unit B, Pikelaw Place, Pimbo, Skelmersdale	Leasehold	Moderate	5277
Warehouse with office and yard, Stanley Way, Stanley Industrial Estate, Skelmersdale	Leasehold	Moderate	4267
15-19, Pit Hey Place, Pimbo, Skelmersdale	Leasehold	Moderate	2953
Unit 6, Pit Hey Place, Pimbo Industrial Estate, Skelmersdale	Freehold	Moderate	2774
Unit 3 & 4, Paxton Place Industrial Units, Skelmersdale	Leasehold	Moderate	2712
Industrial Unit, Paddock Road, West Pimbo, Skelmersdale	Either	Moderate	2655
Unit 3, Glebe Road, Gillibrands Industrial Estate,	Leasehold	Moderate	2180

Skelmersdale – Industrial			
Property	Tenure	Quality	Size, Sqm
Skelmersdale			
1 Gardener's Place, West Gillibrands, Skelmersdale	Leasehold	Moderate	1896
Unit 1, Paxton Place Industrial Units, Skelmersdale	Leasehold	Moderate	1356
Unit 2, Paxton Place Industrial Units, Skelmersdale	Leasehold	Moderate	1356
Unit 5, Paxton Place Industrial Units, Skelmersdale	Leasehold	Moderate	1280
Unit 1, Pit Hey Place Pimbo, Skelmersdale	Leasehold	Budget	1094
Unit 2, Pit Hey Place Pimbo, Skelmersdale	Leasehold	Budget	1094
Unit 9, Greenhey Place, East Gillibrands, Skelmersdale	Either	Moderate	978
Unit, 51 Glebe Road, Gillibrands, Skelmersdale	Freehold	Moderate	962
Unit 11, Seddon Place, Stanley Industrial Estate, Skelmersdale	Either	Moderate	944
Unit 1, Potter Place Industrial Estate, Skelmersdale	Leasehold	Moderate	929
Unit 2, Potter Place Industrial Estate, Skelmersdale	Leasehold	Moderate	929
Unit 3, Potter Place Industrial Estate, Skelmersdale	Leasehold	Moderate	929
Unit 4, Potter Place Industrial Estate, Skelmersdale	Leasehold	Moderate	929
Warehouse with offices, Selby Place, Skelmersdale	Freehold	Moderate	557
Unit 45, Greenhey Place, East Gillibrands, Skelmersdale	Leasehold	Moderate	554
Unit 16, Greenhey Place, East Gillibrands, Skelmersdale	Leasehold	Moderate	553
6 Pendle Court, Pendle Place, West Pimbo Industrial Estate, Skelmersdale	Leasehold	Moderate	480
Unit 2, Gorsey Place, Gillibrands, Skelmersdale	Leasehold	Moderate	437
Unit 34, Gorsey Place, Gillibrands, Skelmersdale	Leasehold	Moderate	437
Unit 36, Gorsey Place, Gillibrands, Skelmersdale	Leasehold	Moderate	437
Unit 3, Greenhey Place, East Gillibrands, Skelmersdale	Leasehold	Moderate	307
Unit 46, Greenhey Place, East Gillibrands, Skelmersdale	Leasehold	Moderate	275
Unit 5 Pilling Place, West Pimbo Industrial Estate, Skelmersdale	Leasehold	Moderate	185
Unit 23, Pit Hey Place, Pimbo, Skelmersdale	Either	Moderate	173
Unit 5, 42 Westgate, Pimbo, Skelmersdale	Leasehold	Moderate	51
Unit 8, Pikelaw Place, Pimbo, Skelmersdale	Leasehold	Moderate	50
Unit 10, Pikelaw Place, Pimbo, Skelmersdale	Leasehold	Moderate	50
Unit 12, Pikelaw Place, Pimbo, Skelmersdale	Leasehold	Moderate	50
Unit 10, Gladden Place, Skelmersdale	Leasehold	Moderate	28

Other West Lancashire Areas – Industrial			
Property	Tenure	Quality	Size, Sqm
Tarleton Mill, Plox Brow, Tarleton	Leasehold	Budget	13,000
Unit 4, Guys Industrial Estate, Burscough	Freehold	Moderate	4858
Unit 2, Simonswood Industrial Park, Simonswood	Leasehold	Moderate	1563
Building 9, Former Industrial Complex Wigan Road, Ormskirk	Leasehold	Budget	1252
Former Village Post Office, 6 Bescar Lane, Scarisbrick	Freehold	Budget	1218
Unit 2, Conway Industrial Estate, Skull House Lane, Appley Bridge	Leasehold	Budget	999
Building 6, Former Industrial Complex Wigan Road, Ormskirk	Leasehold	Budget	973
Building 7, Former Industrial Complex Wigan Road, Ormskirk	Leasehold	Budget	969
Building 2, Former Industrial Complex Wigan Road, Ormskirk	Leasehold	Budget	928
Unit 1, Conway Industrial Estate, Skull House Lane, Appley Bridge	Leasehold	Budget	878
Unit 3, Conway Industrial Estate, Skull House Lane, Appley Bridge	Leasehold	Budget	802
Unit 2, Wood End Business Park, Marsh Moss Lane, Burscough	Leasehold	Moderate	779
Building 10, Former Industrial Complex Wigan Road, Ormskirk	Leasehold	Budget	679
Unit 7, Conway Industrial Estate, Skull House Lane, Appley Bridge	Leasehold	Budget	650
Building 8, Former Industrial Complex Wigan Road, Ormskirk	Leasehold	Budget	611
Building 1, Former Industrial Complex, Wigan Road, Ormskirk	Leasehold	Budget	604
Former Night Club Premises, Simonswood Industrial Park, Kirkby	Freehold	Moderate	533
Unit, Westhead Crossroads, Ormskirk	Either	Budget	530
Unit 10, Wood End Business Park, Marsh Moss Lane, Burscough	Leasehold	Moderate	481
Unit 2, Former South Ribble Timber Site, Swordfish Business Park, Higgins Lane, Burscough	Freehold	Moderate	465
Building 4, Former Industrial Complex Wigan Road, Ormskirk	Leasehold	Budget	403
Unit 1, Former South Ribble Timber Site, Swordfish Business Park, Higgins Lane, Burscough	Freehold	Moderate	372
Building 3, Former Industrial Complex Wigan Road, Ormskirk	Leasehold	Budget	359
Unit 1.1, Merlin Park, Ringtail Road, Burscough	Leasehold	Good	297
Unit 2.1, Merlin Park, Ringtail Road, Burscough	Leasehold	Good	297
Vehicle Maintenance Facility, Tollgate Crescent, Burscough	Freehold	Moderate	202
Unit 3, Holland Business Park, Spa Lane, Lathom	Leasehold	Moderate	189

Other West Lancashire Areas – Industrial			
Property	Tenure	Quality	Size, Sqm
Unit B2, Hattersley Court, Ormskirk	Either	Good	181
Unit B3, Hattersley Court, Ormskirk	Either	Good	181
Unit B4, Hattersley Court, Ormskirk	Either	Good	181
Unit B5, Hattersley Court, Ormskirk	Either	Good	181
Unit 1, Simonswood Industrial Park, Simonswood	Leasehold	Moderate	177
Unit 21, Wood End Business Park, Marsh Moss Lane, Burscough	Leasehold	Moderate	143
81 Wigan Road, Former Industrial Complex, Ormskirk	Leasehold	Budget	137
Unit 3, Woodfield House, Gravel Lane, Banks	Leasehold	Budget	125
Unit B22A, The Malthouse, Malthouse Business Centre, Ormskirk	Leasehold	Moderate	94
Building 5, Former Industrial Complex Wigan Road, Ormskirk	Leasehold	Budget	83
Unit 3, Victoria Mill, Victoria Street, Burscough	Leasehold	Budget	83

Table A9.8 – Schedule of Office Premises

Skelmersdale – Office			
Property	Tenure	Quality	Size, Sqm
Equinox House, Staveley Road, Skelmersdale	Leasehold	Moderate	1063
First Floor, Office 1, Potters Place, West Pimbo Industrial Estate, Skelmersdale	Leasehold	Moderate	733
Unit 9 Greenhey Place, East Gillibrands, Skelmersdale	Either	Budget	309
First Floor, Office 2, Potters Place, West Pimbo Industrial Estate, Skelmersdale	Leasehold	Moderate	221
Suite E, West Lancashire Investment Centre, White Moss Business Park, Skelmersdale	Leasehold	Good	211
Suite 7, West Lancashire Investment Centre, White Moss Business Park, Skelmersdale	Leasehold	Good	70
Suite 16, West Lancashire Investment Centre, White Moss Business Park, Skelmersdale	Leasehold	Good	69
Suite 21, West Lancashire Investment Centre, White Moss Business Park, Skelmersdale	Leasehold	Good	64
Suite 28, West Lancashire Investment Centre, White Moss Business Park, Skelmersdale	Leasehold	Good	57
Suite 1, Whelmar House, Southway, Skelmersdale	Leasehold	Moderate	54
Suite 6, West Lancashire Investment Centre, White Moss Business Park, Skelmersdale	Leasehold	Good	51
Suite 4, West Lancashire Investment Centre, White Moss Business Park, Skelmersdale	Leasehold	Good	34
Suite 29, West Lancashire Investment Centre, White Moss Business Park, Skelmersdale	Leasehold	Good	34
Suite 12, West Lancashire Investment Centre, White Moss Business Park, Skelmersdale	Leasehold	Good	17

Skelmersdale – Office			
Property	Tenure	Quality	Size, Sqm
Suite 13, West Lancashire Investment Centre, White Moss Business Park, Skelmersdale	Leasehold	Good	17

Other West Lancashire Areas – Office			
Property	Tenure	Quality	Size, Sqm
Windgate Business Park, Windgate Lane, Tarleton	Leasehold	Good	466
First Floor, The Malthouse, Malthouse Business Centre, Ormskirk	Leasehold	Moderate	466
Unit C1, Hattersley Court, Ormskirk	Either	Good	372
Unit C2, Hattersley Court, Ormskirk	Either	Good	372
Unit 3, Northern Diver Buildings, East Quarry Business Park, Appley Bridge	Leasehold	Budget	208
First Floor, Office 3, Langley Road, Burscough Industrial Estate, Burscough	Leasehold	Moderate	207
Second Floor, Office 4, Langley Road, Burscough Industrial Estate, Burscough	Leasehold	Moderate	202
31-37 Moor Street, Ormskirk	Leasehold	Moderate	189
Unit 5, Northern Diver Buildings, East Quarry Business Park, Appley Bridge	Leasehold	Budget	174
Ground Floor, The Malthouse, Malthouse Business Centre, Ormskirk	Leasehold	Moderate	154
Unit 4A, Northern Diver Buildings, East Quarry Business Park, Appley Bridge	Leasehold	Budget	142
Unit 4B, Northern Diver Buildings, East Quarry Business Park, Appley Bridge	Leasehold	Budget	142
Ground Floor, The Malthouse, Malthouse Business Centre, Ormskirk	Leasehold	Moderate	135
Suite 5, Martland Mill, Mart Lane, Burscough	Leasehold	Moderate	130
Ground Floor, Office 2, Langley Road, Burscough Industrial Estate, Burscough	Leasehold	Moderate	115
Wood End Business Park, Marsh Moss Lane, Burscough	Leasehold	Moderate	112
Suite 8, Martland Mill, Mart Lane, Burscough	Leasehold	Moderate	112
Suite 1, Martland Mill, Mart Lane, Burscough	Leasehold	Moderate	93
Ground Floor, Unit B2, The Hattersley Centre, Ormskirk	Leasehold	Good	90
Ground Floor, Office 1, Langley Road, Burscough Industrial Estate, Burscough	Leasehold	Moderate	67
Office 2, 330 Southport Road, Scarisbrick	Either	Moderate	59
Suite 10, Martland Mil, Mart Lane, Burscough	Leasehold	Moderate	56

Other West Lancashire Areas – Office			
Property	Tenure	Quality	Size, Sqm
Suite 6 Unit A, Hattersley Court, Ormskirk	Either	Good	52
Suite 16, Unit A, Hattersley Court, Ormskirk	Either	Good	52
Office 1, 330 Southport Road, Scarisbrick	Either	Moderate	51
Office 3, 330 Southport Road, Scarisbrick	Either	Moderate	51
Suite 1, Unit A, Hattersley Court, Ormskirk	Either	Good	48
Suite 7, Unit A, Hattersley Court, Ormskirk	Either	Good	48
Suite 10, Unit A, Hattersley Court, Ormskirk	Either	Good	48
Suite 17, Unit A, Hattersley Court, Ormskirk	Either	Good	48
Suite 20, Unit A, Hattersley Court, Ormskirk	Either	Good	48
Suite 8, Unit A, Hattersley Court, Ormskirk	Either	Good	47
Suite 18, Unit A, Hattersley Court, Ormskirk	Either	Good	47
Second Floor, 65A Liverpool Road, Burscough	Leasehold	Budget	46
Suite 2, Unit A, Hattersley Court, Ormskirk	Either	Good	46
Suite 9, Unit A, Hattersley Court, Ormskirk	Either	Good	46
Suite 19, Unit A, Hattersley Court, Ormskirk	Either	Good	46
Suite 5, Unit A, Hattersley Court, Ormskirk	Either	Good	45
Suite 15, Unit A, Hattersley Court, Ormskirk	Either	Good	45
Office 4, 330 Southport Road, Scarisbrick	Either	Moderate	43
Suite 3, Unit A, Hattersley Court, Ormskirk	Either	Good	32
Suite 4, Unit A, Hattersley Court, Ormskirk	Either	Good	32
Suite 13, Unit A, Hattersley Court, Ormskirk	Either	Good	32
Suite 14, Unit A, Hattersley Court, Ormskirk	Either	Good	32