

Glen Dimplex Site, Stoney Lane, Whiston

Employment Land Marketing Statement

CBRE Limited / Planning & Development / Employment Land Marketing Statement proposal for
Glen Dimplex

March 2025

Contents

1 Context.....3

2 Marketing.....5

3 Conclusion.....12

Appendices

A Brochure.....

B Online Marketing Extracts.....

C CBRE E-Flyer.....

D Correspondence to Knowsley Council.....

E Email Circular to Industrial Agent’s Society.....

F Industrial Agent’s Society Website Listing

1 Context

Introduction

- 1.1 This Employment Land Marketing Statement has been prepared by CBRE Limited and provides an overview of the transparent marketing exercise undertaken on behalf of Glen Dimplex in respect of its former manufacturing premises located off Stoney Lane, Whiston. The report seeks to demonstrate that:
- The existing premises are obsolete and preclude viable reoccupation; and
 - There is no ongoing demand for employment uses on the site.
- 1.2 The marketing of the site has been subject to discussions with senior Knowsley Council officers since the public announcement to close the Glen Dimplex facility was made in November 2023.

Site and Surroundings

- 1.3 The site extends to c. 14.4 acres (5.82ha) and is bound by Stoney Lane to the north. Whiston Hospital complex and residential uses are located beyond Stoney Lane. Elis laundry plant is located to the east with residential uses (Cumber Lane) to the west. Willis House and St Edmund Arrowsmith Academy (with playing pitches) are located to the south.
- 1.4 The property previously comprised Glen Dimplex's head office as well as a manufacturing facility for cookers and medical refrigeration units. Most of the site is occupied by inter-connected buildings with the main warehouse/manufacturing unit extending to c. 21,844 sqm. Vehicular access is provided at two points along the Stoney Lane frontage. The main access is located to the west with a staff (surface) car park to the east.
- 1.5 Following the cessation of manufacturing activity in mid-2024, the site has been subject to decommissioning which has included removal of all manufacturing equipment. The buildings on site are therefore vacant (to shell). However, the site has been made secure by Glen Dimplex to prevent unlawful entry, criminal damage and any deterioration of the existing buildings given its prominence and adjacency to existing residential.

Planning Policy Context

- 1.6 The Knowsley Local Plan (saved UDP policy EC3/adopted Core Strategy policy CS4) identifies the Site as the Stoney Lane Primarily Industrial Area (PIA). Policy CS4 (clause 7) details that the Council will safeguard existing employment land, including land which is currently in use or allocated for employment development, except circumstances as set out in the policy. The policy goes on to state that the change of use of safeguarded employment land to non-employment use is to only be allowed where:
- There is no current or likely future demand for employment uses on the land; or
 - Where other uses would bring wider regeneration, environmental and amenity benefits.
- 1.7 To demonstrate compliance with the circumstances set out in Policy CS4 (clause 7), section 2.0 of this report summarises the marketing exercise completed.

Joint Employment Land and Premises Study

- 1.8 The Site was assessed in 2010 through the Halton, Knowsley, Sefton and West Lancashire Joint Employment Land and Premises Study (January 2010) which formed part of the evidence base for the adopted Core Strategy (2016). The Site, identified as 'Stoney Lane, Prescott', was assessed as Grade C/D indicating "Lower quality locations in residential areas suffering from poor accessibility and massing." No further assessment comments were made specifically in relation to this Site, though the Site was recommended to be retained for employment use.
- 1.9 The Site forms one of three sites in the Knowsley LPA that was assessed as Grade C/D. It is notable that a similar site, identified as Albany Road/Oliver Lyme Road, Prescott was also assessed as Grade C/D and was initially recommended to be retained, with scope for remodelling for B1/B2/B8 uses. However, this site, which comprised a former watch factory within an existing residential area, has now been part converted, part redeveloped for C3 residential dwellings and C2 extra care accommodation, following a grant of planning permission in 2012.

2 Marketing

2.1 This section describes the marketing exercise completed to date. The scope of the marketing campaign was agreed with the Council through initial discussions.

The Glen Dimplex Home Appliances Site

Instruction

2.2 CBRE were appointed by Glen Dimplex Home Appliances as Sole Agents on 28th August 2025 to market the property for warehouse/ distribution use. The subject property was previously measured by Gavin Thomas MRICS of CBRE Ltd on the 16th August 2018 in accordance with the RICS Code of Measuring Practice 6th Edition, on a Gross Internal Area (GIA) basis as follows:

Accommodation	Sq m	Sq ft
Main Warehouse – Overall	21,844	235,128
Main Warehouse – Paint Shop	2,418	26,034
Main Warehouse – Modern Storage Unit	1,148	12,364
Main Warehouse – Ancillary office & canteen	1,144	12,322
Poly Warehouse	527	5,674
South Eastern Corner Warehouse	1,476	15,893
Office Block	1,164	12,537
Total	29,271	319,951

2.3 The floor areas and site area utilised for the purposes of marketing relied on the above measurements taken on the 16th August 2018 and summarised within the Valuation report prepared for Glen Dimplex Home Appliances dated 18th October 2021.

2.4 The property was inspected by Darren Hill MRICS of CBRE Ltd on 7th August 2024 at which time a series of check measurements were undertaken. The check measurements confirmed that the above floor areas could be relied upon.

2.5 The instruction has been led by Darren Hill MRICS, Director, in the CBRE Advisory & Transaction Services (Industrial & Logistics) team, market leaders in the North West. CBRE has extensive experience of undertaking marketing exercises of this nature and unprecedented knowledge of the market.

Marketing Activity

Brochure

2.6 To support marketing activity relating to the property, a 5-page A4 colour brochure was produced by CBRE’s in house Design team in July 2024. Following formal instructions to market the property received

28th August 2024, the brochure went 'live' on 3rd September 2024. This is attached at **Appendix A** for reference.

2.7 The property was listed on the following websites on 3rd September 2024 and are still 'live' as at the date of this report:

- CBRE - ([Industrial Unit for Sale, Former Manufacturing Unit, Stoney Lane, L35 2XW - CBRE](#))
- Novaloca - ([Former Manufacturing Unit, Stoney Lane, Rainhill, Prescot, L35 2XW - Novaloca.com](#))

2.8 By listing on the above national websites, CBRE has maximised the number of potential interested parties looking for warehousing/industrial property in the area. The property remains on CBRE's commercial listings website and an extract of which is attached at **Appendix B**.

2.9 None of the listings specify a guide price. Indeed, throughout the marketing exercise CBRE have deliberately avoided giving an indication of price on the basis that our client is, in effect, open to any offer.

2.10 In addition to the above, the following proactive marketing initiatives have been actioned:

HTML E-circular

2.11 CBRE have an in-house system which allows us to design an 'e-flyer' and mail it electronically to our database of enquiries received over the years. It is therefore a targeted electronic mailing which allows us to email the details of the property directly to a large number of local, regional and national occupiers, developers, existing enquiries and active North West Industrial agents using our extensive database.

2.12 An e-flyer was designed and circulated to the market on the 4th September 2024, which contained a link to the brochure, allowing recipients to click on the link and download the marketing brochure. The e-flyer is attached at **Appendix C** and was sent to 668 recipients. A summary of the targeted groups is as follows:

TARGETED GROUPS	NUMBER OF RECIPIENTS
Enquiries within 150,000 sq ft to 400,000 sq ft received between January 2022 and January 2024	39
All enquiries 150,000 sq ft+ received in 2020	30
All enquiries of 150,000 sq ft+ as at April 2024	141
200,000 sq ft+ enquiries as at February 2023	61
All 2019 enquiries for 150,000 sq ft+	50
Developer enquiries	177
150,000 sq ft to 500,000 sq ft enquiries as at June 2023	201
150,000 sq ft+ enquiries received between May 2022 and May 2023	36
150,000 sq ft to 500,000 sq ft enquiries as at August 2023	34
Lease expiries over 150,000 sq ft as at August 2020	61
North West Agents as at April 2024	233
Total	668

Correspondence to Knowsley Council

2.13 A key component of the marketing campaign was to ensure the Real Estate and Inward Investment team at Knowsley Council were fully aware of the availability of the property in order that it could be shared with

occupiers within the Borough. With a dedicated inward investment team and their associated occupier contacts both within and outside the Borough it was considered a key component of the marketing to ensure key contacts within Knowsley Council received details of the opportunity to allow them to share with any occupier/developer contacts they may be aware of who either had existing requirements for Knowsley, or who may have made contact during the marketing period.

- 2.14 Accordingly, the property details were sent via email to Louise May and Steve McKeown at Knowsley Council on 3rd September 2024. A copy of the correspondence is attached at **Appendix D**.

Industrial Agents Society Circular

- 2.15 The 'Industrial Agents Society' (IAS) to quote their website (<https://www.industrialagentsociety.com/>) is: 'a national network of Commercial Agents focused on leasing and development of Industrial & Logistics property'.

- 2.16 The IAS enables members to list properties they may be marketing on the IAS website, but also to email members with details of the opportunity. The IAS is administered by Chris Jee of Yell Jee Associates who has been contacted and confirmed the membership equates to c. 1,400 members. All members have live access to fellow members' requirement and disposal instructions.

- 2.17 Membership also allows users to circulate property details to members by way of email correspondence, ensuring the property details are seen by hundreds of property professionals in the Industrial & Logistics sector. This is a key component of marketing as this agent's network ensures individual agents are able to communicate the details and availability of opportunities such as the Glen Dimplex Home Appliances site to their many contacts (be they occupiers and/or developers).

- 2.18 Further, this network of members is not limited to regional (North West) based agents. It is a national network and therefore ensures national exposure of the property details to experts in the industrial and logistics sector who represent and advise occupiers, property companies and developers.

- 2.19 An email circular was issued to the IAS on the 25th October 2024. A copy of the correspondence is attached at **Appendix E**.

- 2.20 In addition, the property was listed on the IAS website and a screenshot of the listing is attached at **Appendix F**.

Marketing Enquiries

- 2.21 CBRE received limited enquiries over the marketing period. Table 3.1 below provides a summary of the interest received.

Table 3.1 – Summary of Marketing Enquiries

Date of Enquiry	Interested Party	Business Type	Reason for Interest	Action in Response to Enquiry
04.09.24	Doherty Baines	Property Agent	Email enquiry following e-circular	Email reply advising no guide price. Advised viewings could be undertaken and offers would be reported. No further response thereafter.
04.09.24	Graham + Sibbald	Property Agent	Email enquiry following e-circular	Email reply advising no guide price. Advised viewings could be undertaken and offers would be reported. No further response thereafter.
04.09.24	Robert Pinkus & Co	Property Agent	Email enquiry following e-circular	Email reply advising no guide price. Advised viewings could be undertaken and offers would be reported. No further response thereafter.
04.09.24	Adhan Group	Property Developer	Phone call following receipt of e-circular	Advised viewings could be undertaken and offers would be reported. No further response thereafter.
04.09.24	Seybourne Estates c/o LM6	Property Developer (c/o Property agent)	Phone call following receipt of e-circular	Advised viewings could be undertaken and offers would be reported. Viewed 11.09.24. No further response following viewing.
04.09.24	SCPI/Ignite AM c/o DTRE	Property Developer (c/o Property agent)	Phone call following receipt of e-circular	Advised viewings could be undertaken and offers would be reported. Viewed 20.09.24. No further response following viewing.
04.09.24	FDC Holdings	Occupier	Phone call following receipt of e-circular	CBRE returned call and left a VM 06.09.24. No reply thereafter.
05.09.24	WUKPG c/o JLL	Property Developer (c/o Property agent)	Phone call following receipt of e-circular	Advised viewings could be undertaken and offers would be reported. Viewed 24.09.24. Data room link sent 12.11.24. No further response thereafter.
05.09.24	Eric Wright/Maple Grove Developments	Property Developer	Email enquiry following e-circular	Brochure details forwarded 05.09.24. No further response thereafter.
05.09.24	Taylor Weaver	Property Developer	Phone call following receipt of e-circular	Advised viewings could be undertaken and offers would be reported. No further response thereafter.
05.09.24	HBD c/o Gerald Eve	Property Developer (c/o Property agent)	Phone call following receipt of e-circular	Advised viewings could be undertaken and offers would be reported. No further response thereafter.
05.09.24	TJ Morris/Davos c/o Thorne RE	Property Developer (c/o Property agent)	Phone call following receipt of e-circular	Advised viewings could be undertaken and offers would be reported. Data room link sent 05.11.24. No further response thereafter.

05.09.24	P&C enquiry c/o Young & co	P&C enquiry c/o Property Agent	Phone call following receipt of e-circular	Advised viewings could be undertaken and offers would be reported. Email received 05.09.24 commenting that his client did not think the site was appropriate for existing use.
05.09.24	Denholm Logistics	Occupier	Direct phone enquiry	Viewed 11.09.24. Feedback following the viewing was that no offer would be forthcoming as the building would not work for them due to it being too low.
12.09.24	Tungsten Properties c/o Savills	Property Developer (c/o Property agent)	Phone call following receipt of e-circular	Viewed 23.09.24. CBRE discussed feedback with Savills 05.11.24 and agent advised would not be progressing interest as any interest would be on the basis of a JV. Agent contacted discount retailer who discounted it on access and local demographics.
16.09.24	Chancerygate	Property Developer	Phone call	Email received dated 16.09.24 confirming the site would not be of interest.
17.09.24	Knight Frank	Property agent	Email enquiry	Email received from agent asking for quoting price. Confirmation provided that there was no quoting price.
20.09.24	Homes England	Property Developer	Phone call enquiry	Enquiry into the scope for residential development at the site. Advised the property was being marketed on the basis of existing use and no price was being quoted.
27.09.24	Parker Capital	Property agent	Email enquiry through CBRE website listing	Request for brochure and quoting price. Brochure emailed with confirmation that no price was being quoted. No further correspondence thereafter.
01.10.24	Industruct	Property Developer	Email enquiry	Request for guide price. CBRE Emailed confirming no price was being quoted. No further correspondence thereafter.
16.10.24	Northstone	Property Developer	Email enquiry	Email received asking if there was a dataroom and a timescale for bids. CBRE replied confirming no quoting price or timescale for bids but there was some SI's which could be provided if requested. No further correspondence received thereafter.
22.10.24	Mercia c/o Knight Frank	Property Developer/Investor	Email enquiry	Agent contacted CBRE to discuss possibility of a site visit. A site visit w/c 04.11.24 was offered but not taken up and no further correspondence or contact thereafter.
25.10.24	Hitchcock Wright & Partners	Property agent	Email enquiry	Agent enquiry in response to Industrial Agents Society circular requesting quoting price. Advised no quoting price. No further correspondence thereafter.
25.10.24	Eckersley Property	Property agent	Email enquiry	Agent enquiry in response to Industrial Agents Society circular requesting quoting

price. Advised no quoting price. No further correspondence thereafter.

- 2.22 Table 3.1 clearly illustrates that limited interest was received as part of the marketing exercise, however each enquiry that was received from interested parties was suitably actioned by the team.

Suitability of Buildings for Re-occupation for Employment Uses

- 2.23 In CBRE's opinion, the Site is no longer considered to be suitable for the majority of warehouse and logistics occupiers/ investors primarily due to the following reasons:

- The requirements of modern logistics companies to store products at higher heights within buildings to maximise efficiencies. This is evidenced by direct feedback from several parties approached who discounted the building due to the lack of height.
- Insufficient/poor quality dock and level loading for a unit of this size.
- Inefficient configuration/layout (relatively bespoke layout with inter-connecting buildings);
- Surrounding residential uses may impact 24/7 working hours, which is important for distribution companies.
- Relatively poor access to motorway network compared with more modern premises located at more strategic locations (i.e. in close proximity to motorway junctions and/or within established industrial locations).
- The overall cost per cubic metre is likely to be expensive due to the cost of maintaining and heating an inefficient facility.
- Ongoing maintenance issues are likely to affect the ability to store in 100% of the building.
- The buildings are not energy efficient, nor are they likely to become so without extensive investment, and as such are unlikely to meet modern expectations in terms of sustainability.
- The buildings have asbestos which will require removal (impacting on re-use viability).
- Initial ground conditions assessment work identifies a range of potential contamination issues (Volatile Organic Compounds, Heavy metals, Asbestos, Ground Gas, PFAS/PFOA) that will require a comprehensive remediation strategy which is likely to preclude viable redevelopment of the site for new employment use following demolition/clearance.

- 2.24 Ultimately, it is CBRE's opinion that the site (14 acres), in this location, is too large for Multi-Let Industrial (MLI) estates, meaning larger units would need to be developed. However, we are of the opinion that larger units would not be appropriate for this location due to the road network, access constraints and proximity to existing residential use.

- 2.25 The site is also considered to not be suitable for open storage use given the sensitive interfaces and the potential detrimental effect on surrounding amenity.

Special Purchaser – Whiston Hospital (NHS)

- 2.26 In advance of the marketing exercise, as agreed with the Council, CBRE sought to meaningfully engage with the NHS (Mersey and West Lancashire Teaching Hospitals NHS Trust) and its property advisors given the adjacency of the site to the existing hospital complex. The correspondence between the respective parties is to remain confidential but could be provided upon request.

- 2.27 In summary, the following level of engagement was undertaken with the NHS Head of Estates and Capital Development):

Date of Engagement	Summary Outcome
Early February 2024	Introductory meeting with NHS and Glen Dimplex to advise on the prospective availability of the site to purchase.
26 th February 2024	Further dialogue with the NHS who suggested a preference to purchase part of the existing car parking for continued car parking use.
14 th June 2024	CBRE emailed Ground Conditions Report to NHS
27 th September 2024	CBRE email providing advance notification of commencement of marketing campaign.
30 th September 2024	NHS confirmation that it does not have the capital to purchase the site but still considering the car park only. NHS acknowledge the Ground Conditions implications.

- 2.28 This dialogue was shared with the Council and confirms that the NHS is not able to purchase the site. No formal offer to acquire the car park was ever presented and NHS have not maintained any further dialogue or interest in progressing matters.

3 Conclusion

- 3.1 This report is underpinned by a transparent marketing exercise, the scope of which was agreed with the Council through initial pre-application discussions. Initial engagement was held with the NHS Trust Estates Team in recognition of the potential special purchaser status given the adjacency of the Site to the existing Whiston hospital complex. However, despite ongoing dialogue, it is clear that the NHS is not in a position to purchase the site and that its offer to purchase existing car parking areas within the Site is not optimal for the client or to realise the wider benefits of regenerating a prominent brownfield site within the Whiston urban area.
- 3.2 The marketing exercise identifies no demand for the premises, along with the range of reasons why the Site is no longer considered suitable for employment uses. The marketing exercise undertaken reveals that the Site occupies a sub-optimal location and that the character of the surrounding area undermines the potential for comprehensive redevelopment to provide new employment uses.
- 3.3 The buildings on site are obsolete and inefficient in terms of layout. The Council's own employment land evidence base (part of the sub-regional study), identified back in 2010 that the buildings were low quality, and it is now 15 years later. Given the ground conditions and the necessary specification of new modern employment buildings, it is simply not economically viable to deliver new employment use in a tertiary location away from the strategic road network which is a key determinative in where manufacturing and logistics business now seek to occupy/operate.
- 3.4 Furthermore, adopted Core Strategy policy CS4 seeks to avoid change of use of existing employment sites to residential use where they would be in an inappropriate environment for new housing. However, given the Site's location in close proximity to existing residential estates and other sensitive uses including schools and the hospital, it is considered that there is no viable future employment use for the site and that the change of use of the Site to residential would be appropriate within the circumstances prescribed by adopted Core Strategy policy CS4 – delivering regeneration, environmental and amenity benefits.
- 3.5 Ultimately, in light of the recent update of the NPPF, it is CBRE's view that this prominent brownfield site has significant potential to make a substantial contribution to the LPA's future housing land supply.

Appendices



A Brochure

For Sale

CBRE

Former Manufacturing Unit

319,951 sq ft on 14.4 acres



Stoney Lane,
Rainhill,
Prescot
L35 2XW

ALLOCATED PRIMARY INDUSTRIAL LAND





Description

The property previously comprised Glen Dimplex Home Appliances U.K. head office and main call centre as well as a manufacturing facility for cookers and medical refrigeration units. The accommodation comprises a total of 319,951 sq ft on a 14.4-acre (5.82 ha) site and will be available via vacant possession.

The property is connected to mains water, electricity, gas and telecoms with a potential availability of 1,900 KVA. There are two electrical substations at the site, two gas mains, a single water main and the site connects into mains drainage.

Accommodation	Sq m	Sq ft
Main Warehouse - Overall	21,844	235,128
Main Warehouse - Paint Shop	2,418	26,034
Main Warehouse - Modern Storage Unit	1,148	12,364
Main Warehouse - Ancillary office & canteen	1,144	12,322
Ancillary Warehouse (Northern boundary)	527	5,674
South Eastern Corner Warehouse	1,476	15,893
Office Block	1,164	12,537
Total	29,271	319,951



CABLES
RETAIL
PARK

PRESCOT

PRESCOT GYM
& SOCCER
CENTRE

SUBWAY

WHISTON
HOSPITAL

COSTA

STONEY LANE

ST EDMUND
ARROWSMITH
SCIENCE HUB

Glen Dimplex

Location

The property is located in Whiston, 16.1 km (10 miles) east of Liverpool city centre, and 43 km (27 miles) west of Manchester.

Principal access to the site is gained via Stoney Lane with potential for a secondary pedestrian access off Cumber Lane, approximately 400m from Whiston Woods. The site is well connected with Junction 6 of the M62 motorway 3.2km (2 miles) south east and Junction 2 of the M57 motorway 2.6km (1.6 miles) north west of the subject. Furthermore, Liverpool John Lennon Airport is 13 km (8 miles) to the south. Prescot and Whiston train stations are both 1 km (0.6 miles) from the site, providing regular and direct services to Liverpool (21 mins), Warrington (32 mins) and Manchester (38 mins).

The property is bounded to the north by Stoney Lane, to the west by residential dwellings and to the east by an industrial unit. To the north is Whiston Hospital; a major teaching hospital providing acute services for Merseyside and is one of the biggest employers in the area. Cables Retail Park is located 1.3km (0.8 miles) north west of the subject. It includes a variety of high-quality tenants such as M&S, Costa, Tesco Extra and Next.



CAR

Liverpool City Centre
22 minutes (10 miles)

Warrington Town Centre
18 minutes (9 miles)

Manchester City Centre
40 minutes (26 miles)



RAIL

From Whiston Station

Liverpool Lime Street
21 minutes

Manchester Piccadilly
44 minutes

London Euston
2 hours 48 minutes

PLANNING

The Knowsley Local Plan was adopted in January 2016 and identifies the site to be 'Primary Industrial Land'. Policy CS4 - Economy and Employment seeks to protect such designated land for employment purposes.

The policy confirms that release for alternative non-employment use will only be permitted should it be demonstrated that there is no current or likely future demand for employment uses on the land; or where other uses would bring wider regeneration, environmental and amenity benefits.

TENURE

The property is held as follows:
Freehold under Title No. MS551138.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned and is available upon request.

DISPOSAL PROCESS

We are instructed to invite offers for the Freehold interest of the subject premises based upon the asset being sold with the benefit of vacant possession.

OVERAGE

For the avoidance of doubt there will be an overage provision in respect of non Classes B1, B2 and B8 employment development.

RATEABLE VALUE

The property is entered in the 2023 Rating list as follows:

Description: Factory and premises

Local Council Reference: 00095935101002

Rateable Value (RV): £410,000

VIEWINGS

Viewing of the site is available by roadside inspection at any time. On site access can be arranged by prior notice through the sole agents at CBRE.

ANTI-MONEY LAUNDERING

CBRE are required to obtain evidence of the identity and proof of address of potential buyers as part of mandatory anti-money laundering checks.

VAT

VAT will be chargeable at the appropriate rate.

Further Information

For further technical information regarding the site opportunity please contact the sole agents at CBRE.

Contacts

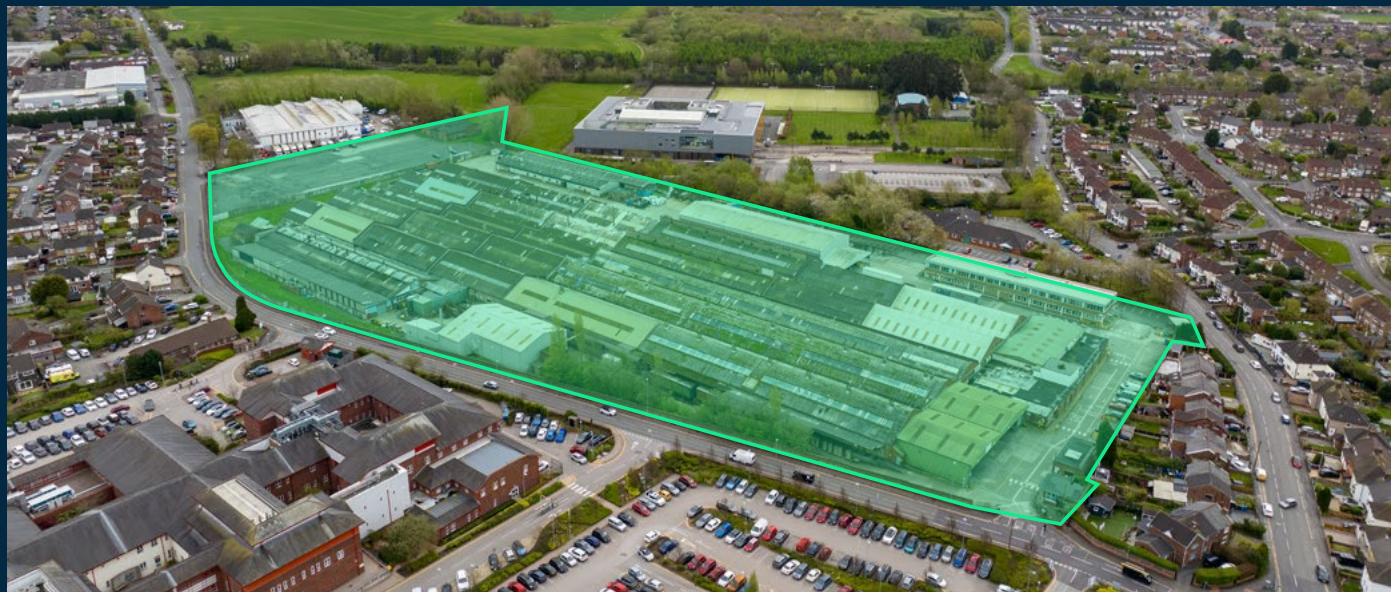
Darren Hill

07590 485 287
darren.hill2@cbre.com

**For Town Planning
Queries contact:**

Chris Argent

07825 242 730
chris.argent@cbre.com



Disclaimer: CBRE Limited, July 2024

Important notice relating to the Misrepresentation Act 1967. CBRE act for itself and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies, or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Note the site boundary outlined in red should be treated as for indicative purposes only and should not be construed as the actual site boundary. 6. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

CBRE - (Industrial Unit for Sale, Former Manufacturing Unit, Stoney Lane, L35 2XW - CBRE)

©2025 CBRE, INC.

Novaloca – ([Former Manufacturing Unit, Stoney Lane, Rainhill, Prescott, L35 2XW - Novaloca.com](#))

[Industrial Unit for Sale, Former M... X](#)
[Industrial Unit for Sale, Former M... X](#)
[Former Manufacturing Unit, Ston... X](#)

[https://www.novaloca.com/industrial-unit-for-sale/prescot/stoney-lane/262566](#)

Import favorites
 BIM 360 insight

NovaLoca uses cookies on this website to provide anonymous usage reporting, by continuing to navigate this site you will be accepting the use of cookies in this way unless you click the decline button. To learn more about how and why we use cookies or to change your cookie preferences at any time please visit our [privacy policy](#).

AcceptDecline

NovaLoca

[Find commercial property](#)
[Market a property](#)
[Technology solutions](#)
[About](#)
[Blog](#)
[My shortlist](#)

[Find Commercial Property](#)
[Former Manufacturing Unit](#)
[Agent login](#)

Map viewStreet view

Former Manufacturing Unit, Stoney Lane, Rainhill, Prescot, L35 2XW

319,951 Sq Ft / Industrial / Manufacturing/Production
FOR SALE
Available - Last updated: 04 September 2024

The property previously comprised Glen Dimplex Home Appliances U.K. head office and main call centre as well as a manufacturing facility for cookers and medical refrigeration units. The accommodation comprises a total of 319,951 sq ft on a 14.4-acre (5.82 ha) site and will be available via vacant possession.

The property is connected to mains water, electricity, gas and telecoms with a potential availability of 1,900 KVA. There are two electrical substations at the site, two gas mains, a single water main and the site connects into mains drainage.

Contact agents

Darren Hill
 CBRE Ltd (Liverpool)
0151 321 0811

Henry Farr
 CBRE Ltd (Manchester)
0161 635 0232

Archie Burrows
 CBRE Ltd (Manchester)
0161 401 0124

Your name
 Your company
 Your email address
 Your phone
 Your message

C CBRE E-Flyer

From: North West Industrial nw.industrial@btinternet.com
Sent: 30 September 2014 16:32
To: Mr. James P. Cowperthwaite James.P.Cowperthwaite@bt.com
Subject: for sale - former Manufacturing site on M4 Access - Present, 12/10/2014



If you are unable to use the form above, [click here](#) to view a PDF of the page.

[illegible]

D Correspondence to Knowsley Council



From: Hill, Darren @ Liverpool
Sent: 03 September 2024 16:25
To: McKeown, Steve <Steve.McKeown@knowsley.gov.uk>; May, Louise <Louise.May@knowsley.gov.uk>
Subject: Stoney Lane, Prescot

Steve, Louise,

Please see attached which has gone live on our website today and will be circulated to the market over the course of this week.

Thanks

Darren

Darren Hill MRICS | Director
CBRE Limited | Advisory & Transactional Services
Industrial & Logistics
6th Floor, No 4 St Paul's Square, Liverpool, L3 9SJ
DDI 0151 471 4907 | T 0161 224 7666 | M +447590 485 287
darren.hill2@cbre.com | <http://www.cbre.com>

Subject to Contract
Without Prejudice

Email Circular to Industrial Agent's Society



Agents Society
Powered by **Kato**



Stoney Lane
Prescot, L35 2XW

Listed by:
CBRE LTD

"For Sale - Former Manufacturing Unit - 319,951 sq ft on 14.4 acres

Please Contact:

Darren Hill
E-mail - darren.hill2@cbre.com
Tel - 07590 485 287"



Th
e
lin

Charlie Newton CBRE LTD
07876868780

A quick summary

Size: 319,951 sq ft

Tenure: For Sale

Property type(s): Industrial/Logistics

Price: Price on application

Availability:

First published: 25 October 2024

View property

Add to shortlist

F Industrial Agent's Society Website Listing

Agents Society

My Disposals

My Requirements

Upgrade to Pro

Marketplace

Dashboard

Disposals

Requirements

Members

Events

Insights

Preferences

Help

Society Disposals

LettingsSales

MapGrid

1 - 200 of 1,570

Stoney Lane

Prescot, L35

FOR SALE

Price on application

319,991 sq ft

Published: 24th October

CBRE LTD

Telford Way

Colchester, CO4

FOR SALE

Offers in excess of £900,000

TO LET

£85,000 per annum

8,673 sq ft

Published: 24th October

Fern Wright

Units 1, 2 & 3 Hithercroft Court

Wallingford, OX10

FOR SALE

£800,000

4,968 sq ft

Published: 24th October

Hallams Surveyors LLP

4.5 MW Data Centre, The Portal Business ...

Nottingham, NG2

FOR SALE

Price on application

TO LET

Rent on application

2 Acres

Published: 23rd October

Lucas Leasing Partnerships Co

32-36b, Westgate

Mansfield, NG18

FOR SALE

Offers in the region of £3,300,000

59,519 sq ft

Published: 23rd October

Savills

Unit B-G Bradley Lane/ Cross Street

Bilston, WV14

FOR SALE

Price on application

TO LET

Rent on application

32,714 sq ft

Published: 23rd October

Harris Lamb

Search by address or postcode

Published At

Location

Filter

Stoney Lane

More Details