

CENTRO

Fourmarts Road
Martland Park
Wigan WN5 0LR

TO LET / MAY SELL
TO BE FULLY REFURBISHED



31,325 sq ft

Rare opportunity on a 2.89 acre site

CENTRO

SPECIFICATION



To be Fully
Refurbished



6 Dock Level
Loading Doors



Generous Concrete
Yard with Low
Site Cover



New Ground Level
Loading Door



Internal Height of 5.17m
(Max. Height of 7.8m)



Fully Secure and
Gated Site



Generous Parking
Provisions



Canteen & WC
Facilities



High Quality Ancillary
Office/Welfare
Provisions

ACCOMMODATION

AREA	SQ M	SQ FT
WAREHOUSE	2551.06	27,460
OFFICES & AMENITY - GROUND FLOOR AMENITY	175.36	1,888
OFFICES & AMENITY - FIRST FLOOR AMENITY	175.36	1,888
TOTAL	2,901.77	31,235

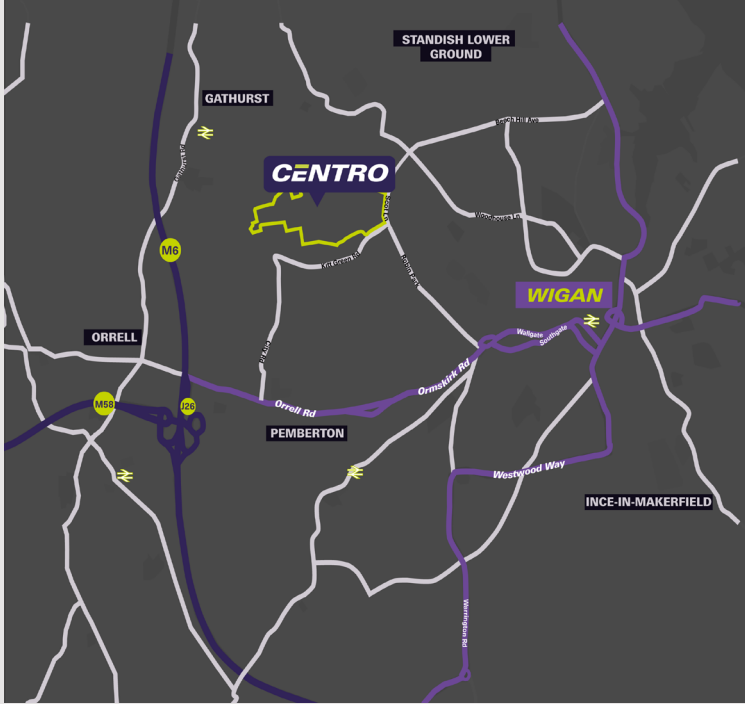


LOCATION

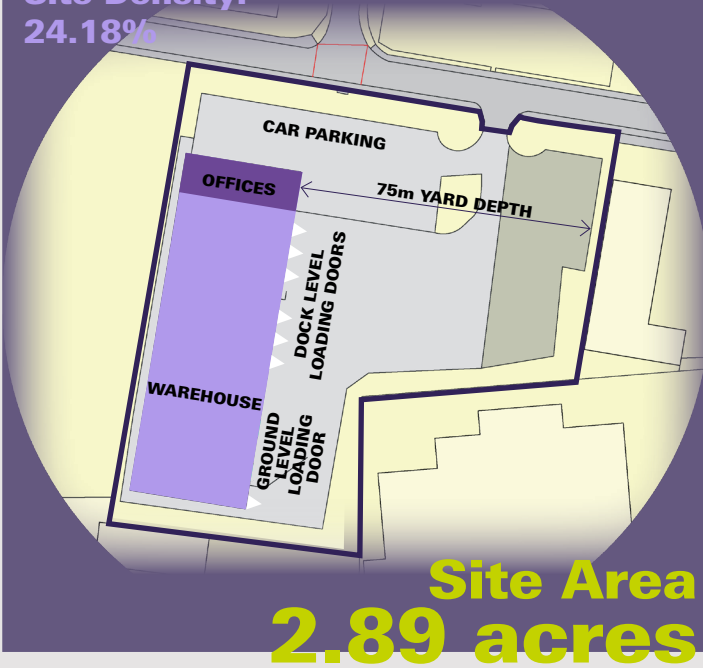
CENTRO at Martland Park provides a fully secure and gated estate strategically situated five minutes from Wigan town centre, ten minutes from Junction 26 of the M6 and equidistant between Liverpool city centre and Manchester city centre.

TIME/MILES TO:

Wigan	8 minutes	(2.4 miles)
Preston	31 minutes	(18.6 miles)
Warrington	31 minutes	(15.9 miles)
Bolton	35 minutes	(15.3 miles)
Liverpool	45 minutes	(22.3 miles)
Manchester	45 minutes	(27.9 miles)



Site Density:
24.18%



Manchester Airport under
a 30 minute drive away



2 local train stations
with regular services to
Manchester, Liverpool and
London



**£488.30: gross average
weekly pay for full time
workers in Wigan**
North West average £529.60
GB national average £570.90

HEINZ
ESTD 1869



CENTRO

PATAPACA

75 metres
yard depth

FOURMARTS ROAD

CHALLENGE WAY

**Festive
Lights**



WILY FOX
BREWERY

PATAPACA

CHALLENGE WAY

FOURMARTS ROAD

CENTRO



CENTRO

CONTACT

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DTRE

TENURE

Available on a new lease on terms to be agreed. Alternatively, the Landlord may consider a sale of the freehold. Price on application.

ANTI-MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

LEGAL COSTS

Each part is responsible for their own legal costs.

EPC

Available upon completion.

TERMS

A new lease to be agreed.

VAT

Vat will be payable on any transaction.

IMPORTANT NOTICE: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents, seller(s) or lessor(s) have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). June 2026.