

**Unit 9
Otterwood Square
Wigan
WN5 0LF**

B8
0161 375 6000
www.b8re.com

TO LET

MODERN INDUSTRIAL / WAREHOUSE UNIT



967 SQ FT (89.84 SQ M)

LOCATION

Wigan is an established commercial centre situated in Greater Manchester, located approximately 20 miles northwest of central Manchester, 20 miles northeast of Liverpool and 20 miles south of Preston.

The town benefits from excellent road links being strategically positioned between the M6 and M61. Junction 26 of the M6 Motorway is 7 miles to the west. Junction 5 of the M61 Motorway lies approximately 3 miles to the east and links the M60 Manchester Orbital Motorway with Preston. The M58, M62 and M60 Motorways are also short distances away.

Otterwood Square is a modern development situated on the established Martland Mill Industrial Estate, equidistant between Junctions 26 and 27 of the M6 (within 1.5 miles).

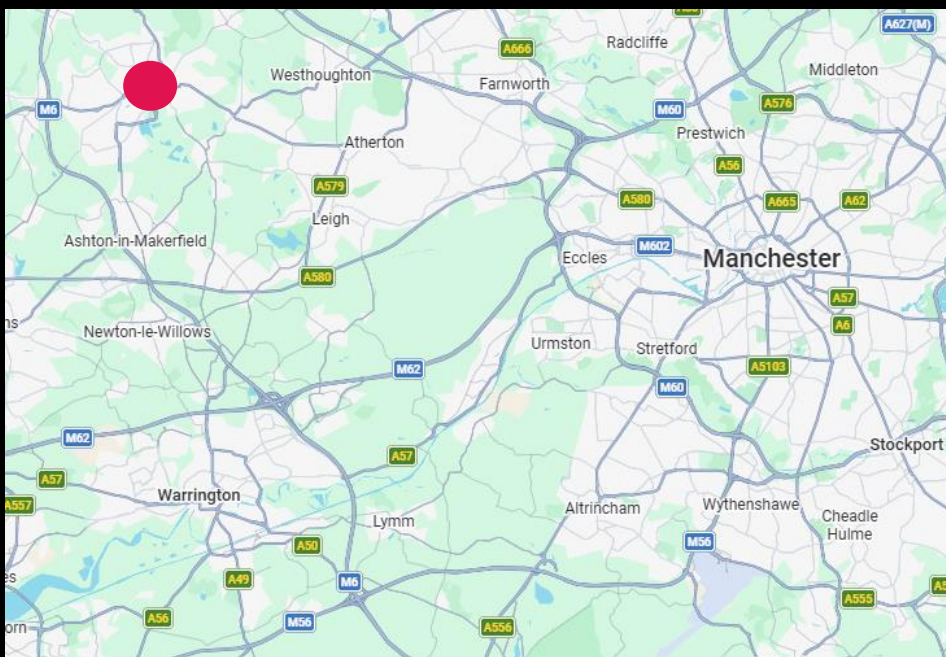
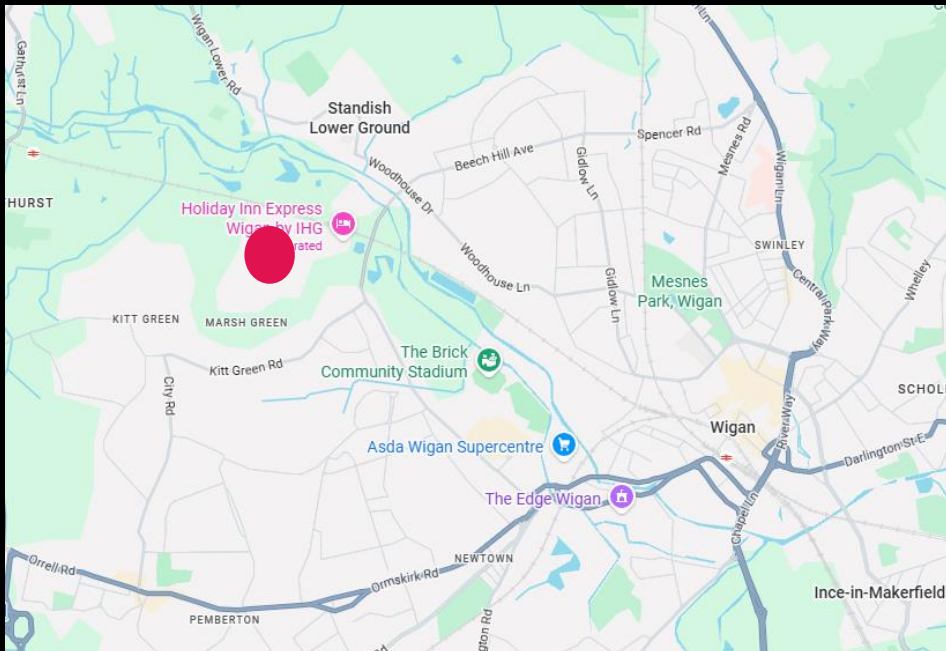
Wigan Town Centre and access to the West Coast Mainline are just 1 mile away. Notable occupiers on close by include Torque Logistics, Heinz, SFI, Global Glass, C-Tec, Arrow XL & Starbucks.

DESCRIPTION

The property benefits from the following specification:

- Steel portal frame construction
- Eaves height of 5.5 metres
- Dedicated parking area
- One level access loading door
- LED warehouse lighting
- 3-phase power





TERMS

Available on a new Full Repairing and Insuring lease.
Terms to be agreed.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

EPC

Available upon request.

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.

CONTACT

For further information / viewings please contact:

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