



To Let / May Sell

**Fourmarts Road, Martland Park, Wigan
WN5 0LR**

- 10,800 sq ft (1,003 sq m)
- Large self contained secure site extending to 0.8 acres
- Two storey offices
- Four level access loading doors



Fourmarts Road, Martland Park, Wigan, WN5 0LR



jll.co.uk/property

Location

The property is situated on the well established Martland Park approximately 1.5 miles from Wigan town centre with proximity to the M6 and M58 motorways, providing easy access to Lancashire and Merseyside.

Occupiers in the immediate vicinity include national and regional companies including Heinz, Torque, Arrow XL and C-Tec.

Description

The property comprises a facility benefitting from the following:

- Detached self contained unit with gated access
- Large concrete site area of 0.8 acres
- Two storey offices
- 4 level access loading doors
- 6 metre eaves height

Accommodation

Unit	Sq Ft	Sq M
Warehouse	7,200	668
GF office	1,800	167
FF office	1,800	167
Total	10,800	1,002



Rent

Price on application

VAT

VAT will be payable where applicable

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction

Terms

The unit is available on a new FRI lease for a term to be agreed. Alternatively, consideration will be given to a sale.

Viewing / Further Information

Please contact the agent:

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