

TO LET/MAY SELL RARE FREEHOLD OPPORTUNITY

CENTRO

FOURMARTS ROAD
MARTLAND PARK
WIGAN WN5 0LR

31,325
SQ FT
ON
2.89 ACRES



TO BE REFURBISHED



2.5
miles
from
M6
(Jct 26)



DESCRIPTION



To be
refurbished



Ground & First
Floor Offices



Car parking
for c.48 cars



Large concreted yard
(max depth c.75m)



8 Dock Level
Loading Doors



Canteen
& WC facilities



5.17m Clear
Internal Height
(7.8m max Height)

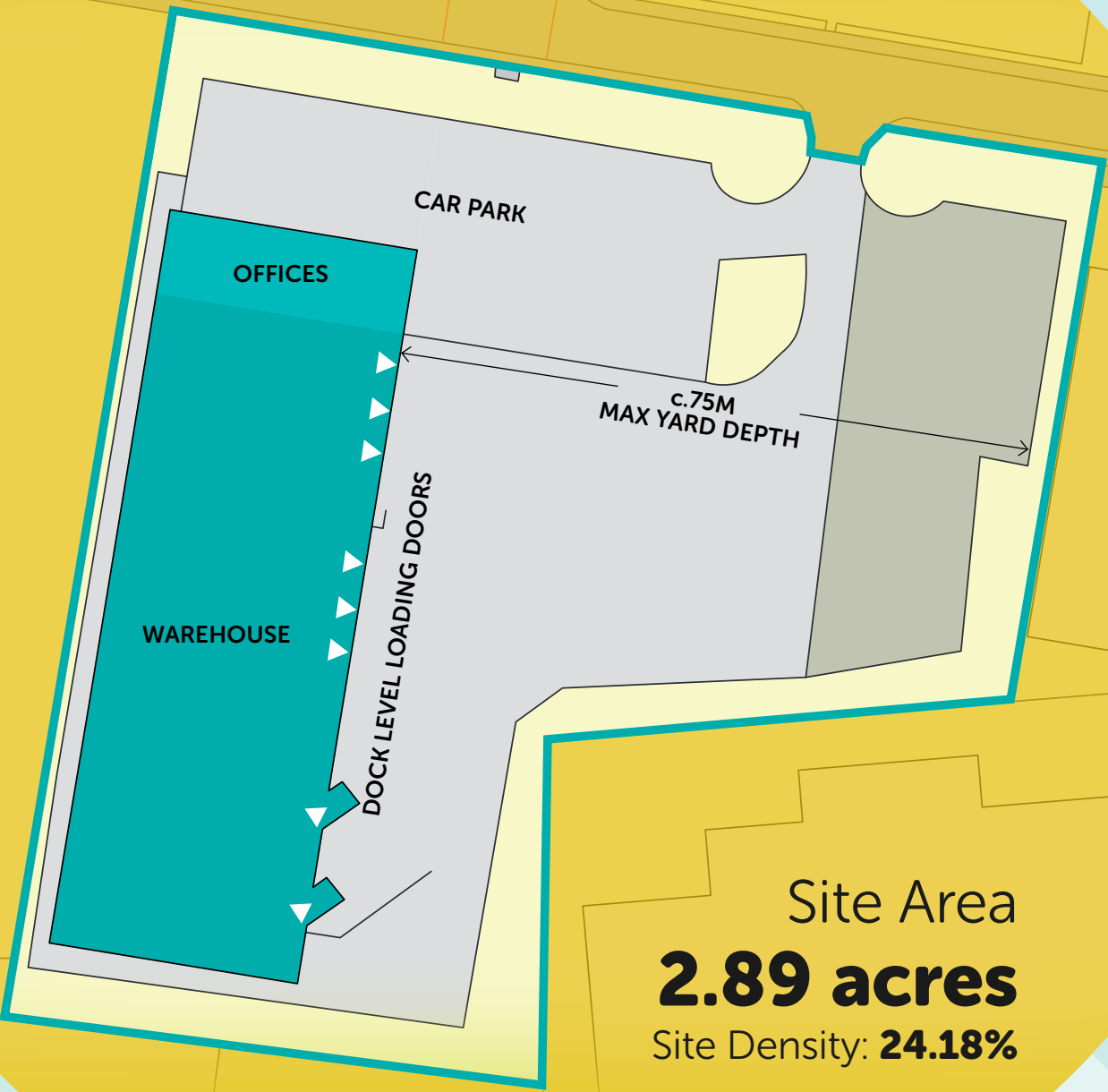


Securely fenced
& gated site

ACCOMMODATION

The property benefits from the following Gross Internal Areas:

| Area | sq m | sq ft |
|----------------------------------|----------|--------|
| Warehouse | 2,551.06 | 27,460 |
| Offices & Amenity – Ground Floor | 175.36 | 1,888 |
| Offices & Amenity – First Floor | 175.36 | 1,888 |
| Total | 2,901.77 | 31,235 |



Site Area
2.89 acres
Site Density: **24.18%**





WIGAN TOWN CENTRE

WIGAN FC

ROBIN RETAIL PARK



WILY FOX
BREWERY

PATAPACA



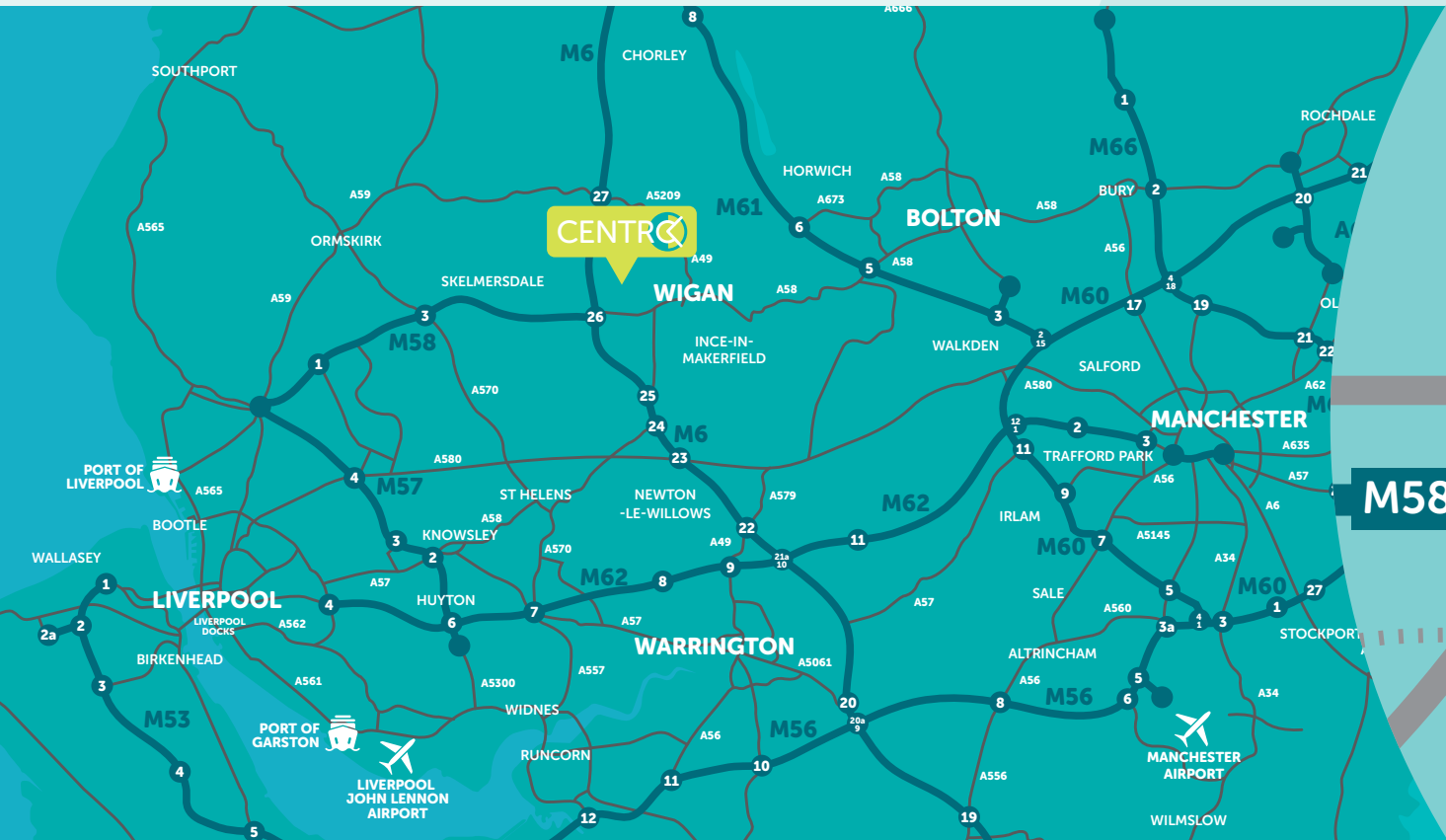
CHALLENGE WAY

FOURMARTS ROAD



LOCATION

CENTRQ AT MARTLAND PARK IS LOCATED JUST 5 MINS FROM WIGAN TOWN CENTRE VIA THE A49 AND THE NATIONAL MOTORWAY NETWORK IS ACCESSIBLE WITHIN 7 MINS AT J25 M6, VIA THE A577



DRIVE TIMES

| | |
|------------|---------|
| Wigan | 8 mins |
| Preston | 31 mins |
| Warrington | 31 mins |
| Bolton | 35 mins |
| Liverpool | 45 mins |
| Manchester | 45 mins |



2 local train stations

with regular services to London, Manchester and Liverpool



Manchester International Airport is within 30 mins drive



£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

KRAFT

Makita

C-TEC

CHALLENGE WAY

FOURMARTS ROAD

CENTRO

PATAPACA

Festive Lights





FOURMARTS ROAD
MARTLAND PARK
WIGAN WN5 0LR

VAT

Vat will be payable on any transaction.

LEGAL COSTS

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

EPC

Available upon request

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.

FURTHER INFORMATION

Joe Bostock
07933 516 465
joe.bostock@jll.com

Ruth Leighton
07716 077 324
ruth.leighton@jll.com



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. January 2026. RB&Co 0161 833 0555. www.richardbarber.co.uk