

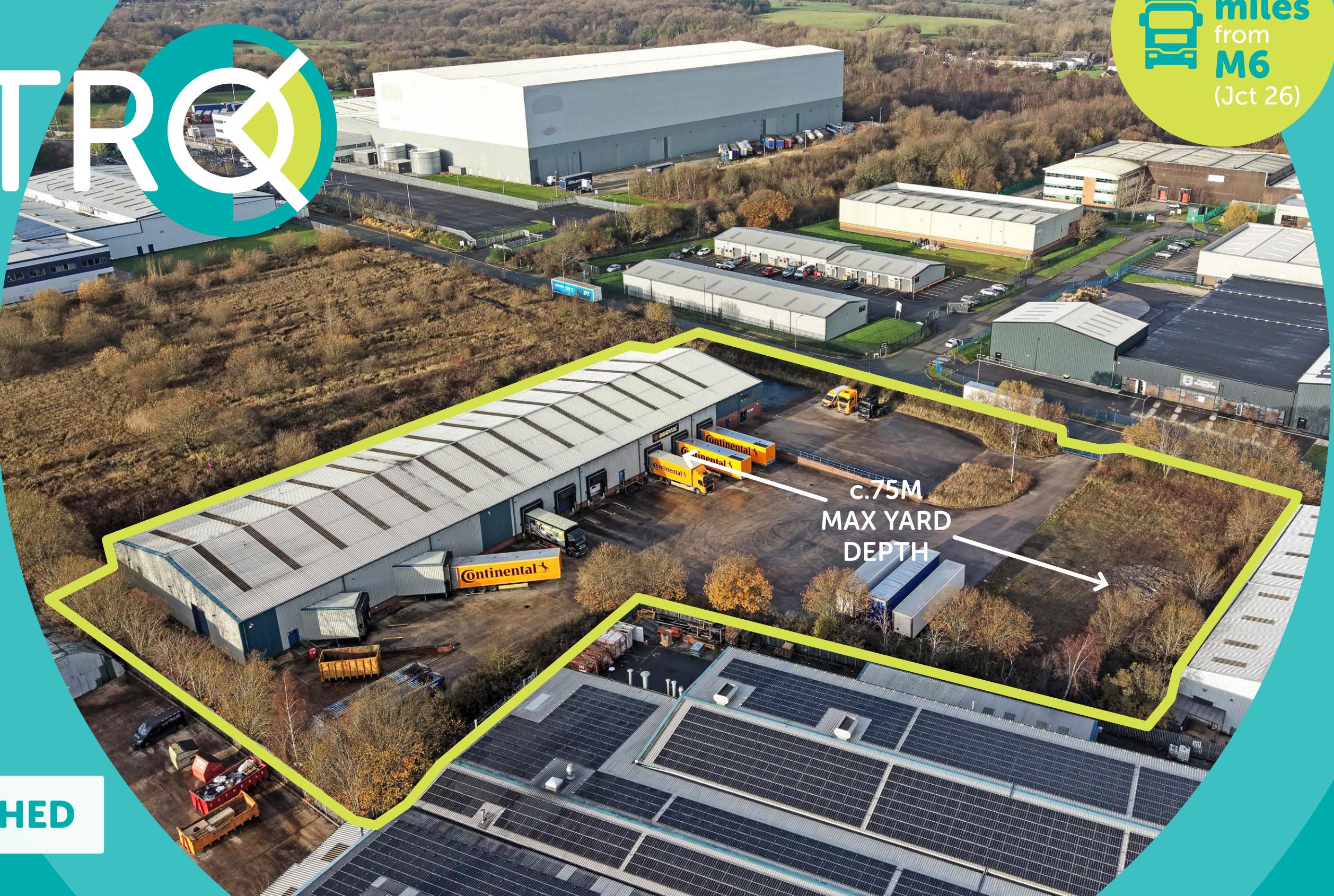
TO LET/MAY SELL RARE FREEHOLD OPPORTUNITY

# 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

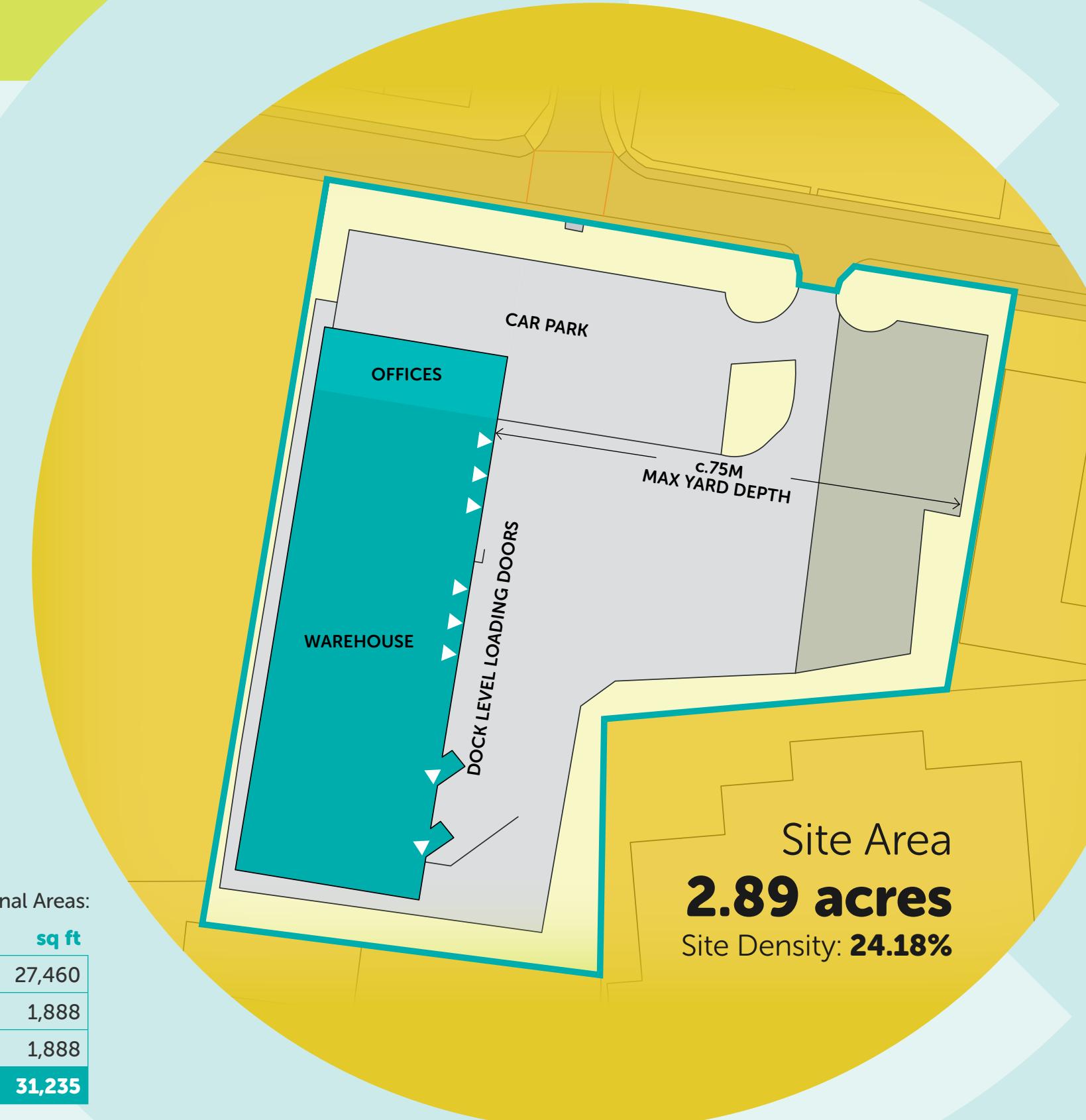


5.17m Clear  
Internal Height  
(7.8m max Height)

## 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
<b>Total</b>	<b>2,901.77</b>	<b>31,235</b>





WIGAN TOWN CENTRE

WIGAN FC

ROBIN RETAIL PARK



WILY FOX  
BREWERY

PATAPACA



CHALLENGE WAY

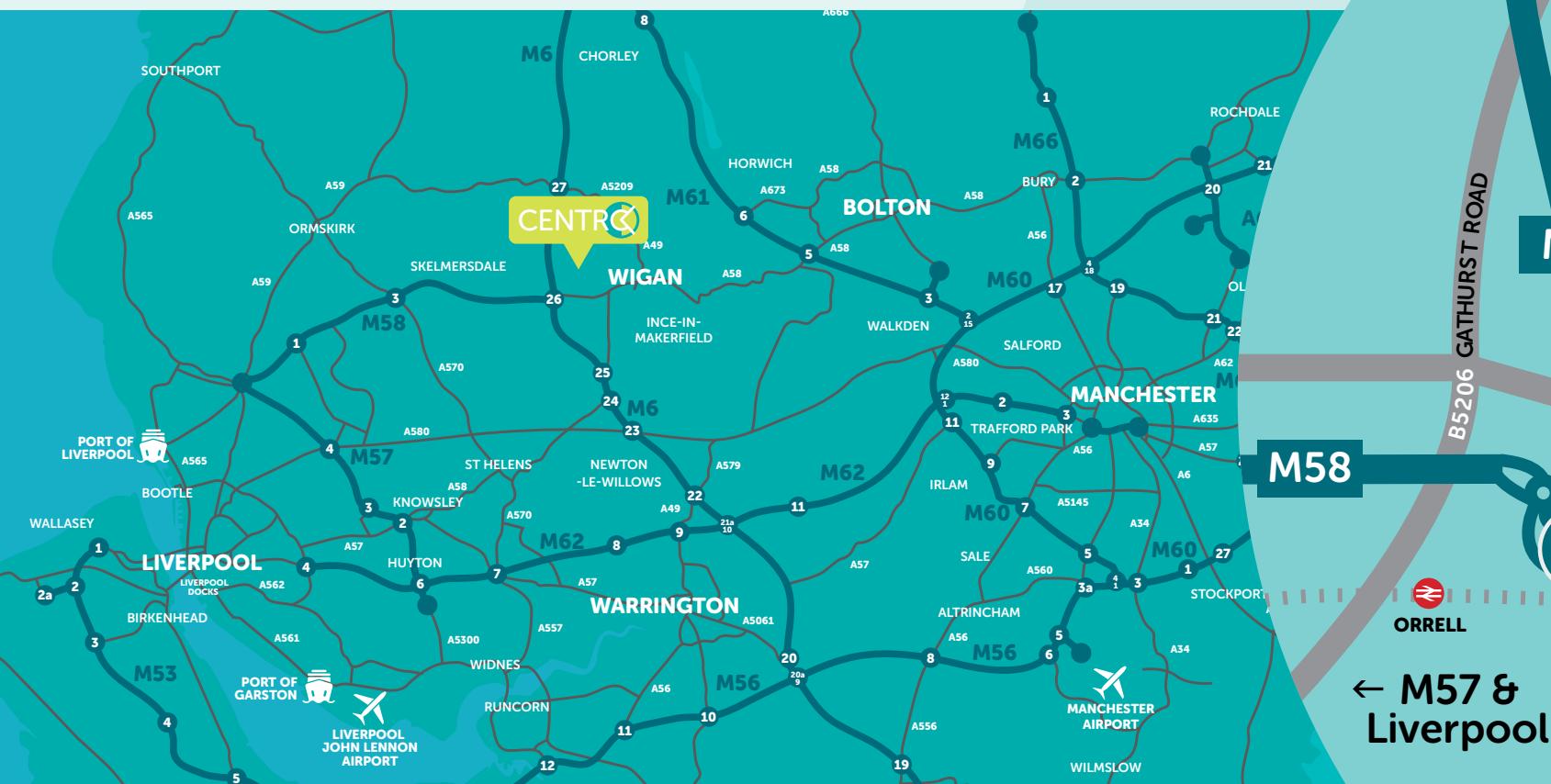
FOURMARTS ROAD

CENTRO

CENTRO  
WIGAN  
WN5 0LR

# LOCATION

CENTRO 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



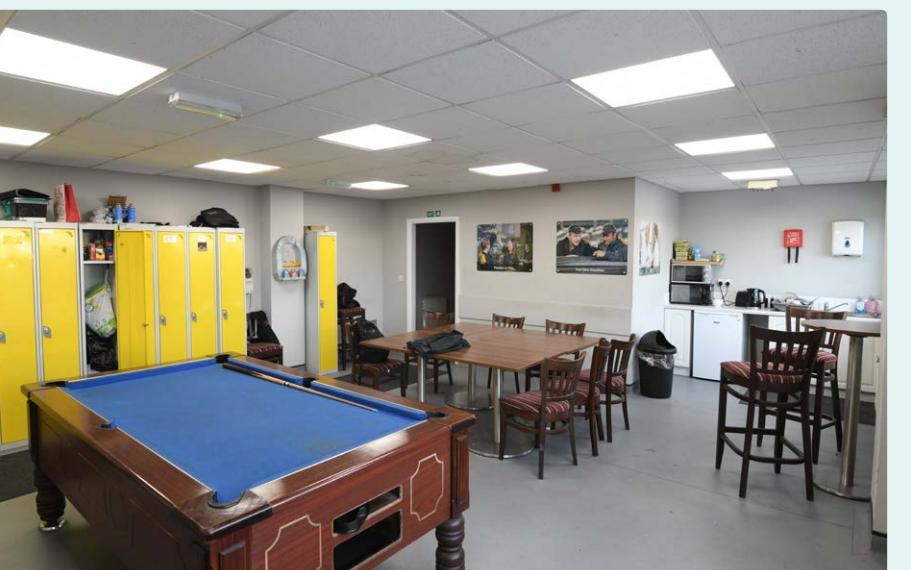
**£488.30**

Gross average weekly pay for full time workers in Wigan  
North West average £529.60  
GB national average £570.90

**CENTRO**  
WIGAN WN5 0LR



CENTRO  
WIGAN  
WN5 0LR





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**

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