



Unit 12

South Lancashire Industrial Estate, Lockett Road, Wigan, WN4 8DE

**LOW RENT, AVAILABLE NOW
FULLY REFURBISHED**

BELOW MARKET ECONOMIC RENT

61,950 sq ft

(5,755.34 sq m)

- Newly Refurbished
- Min 10m Eaves
- Large Secure Yard (45M Depth)
- 1 Level Access Loading Door
- 12 Dock Access Loading Doors
- Up to 500 KVA 3-Phase electricity supply

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Description

The subject property is a stand-alone industrial unit of clear span steel portal frame with profile metal steel elevations surmounted by a pitched roof and constructed in 2014. The unit benefits from ground floor offices and first floor storage. The warehouse has a clear height of 10m rising to 18 m at the apex. There is a large secure yard (45m depth) and 1 No level access loading door and 12 No dock access loading doors.

Location

The site is located on the South Lancashire Industrial Estate in Ashton-in-Makerfield, 3 miles south of Wigan Town Centre. The estate is well established and is home to multiple occupiers such as Fresh Direct, Ceva Logistics, Mears Group, Poundland, Essity and Stagecoach Manchester. Wigan benefits from excellent road communications, occupying a strategic location to the east of J24 and J25 of the M6 motorway. 2.5 miles south at J23 of the M6, the A580 East Lancs Road gives direct access to both Liverpool and Manchester and 6 miles to the north at J26 of the M6, the M58 links with the Liverpool Docks.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	50,844	4,723.56	Available
Ground - Office	5,727	532.06	Available
1st - Storage	5,154	478.82	Available
Ground - Drivers' Amenity Block	225	20.90	Available
Total	61,950	5,755.34	

The Lease

The property is held by way of a full repairing and insuring lease for a term of 20 years from June 2014. The current rent is £389,705.85 pa (£6.35 psf) and will increase to £438,802.65 (£7.15 psf) in June 2029. There is a tenant only break in June 2029.

Refurbishment

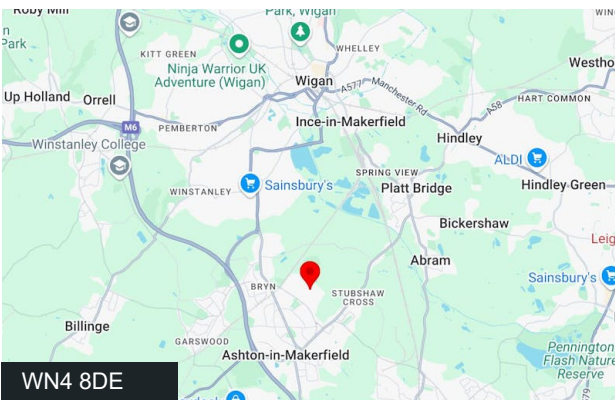
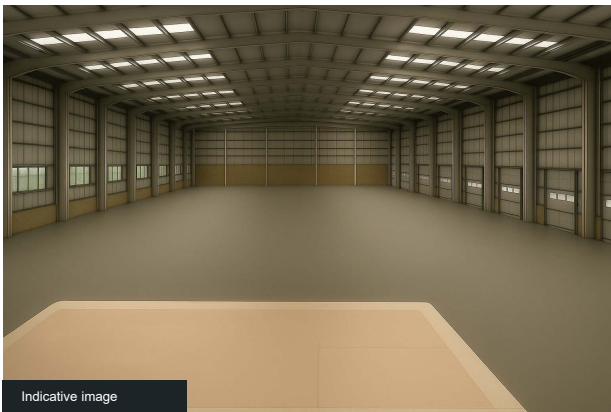
Full refurbishment scheduled to complete Q4 2025.

Viewings

Strictly by appointment through sole agents Doherty Baines.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.



Summary

Available Size	61,950 sq ft
Passing Rent	£6.35 per sq ft
Business Rates	£2.87 per sq ft
Service Charge	N/A
EPC Rating	EPC - available on request



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