

g100 glasshouse business park

WARRINGTON ROAD • WIGAN • WN3 6XB

**THE
DERWENT
GROUP**

Industrial / Warehouse Opportunity

100,000 sq ft (9,290 sq m)

TO LET

PHASE II

- Excellent **M6** location
- Detailed **planning** consent secured

LABOUR

Wigan has the fourth highest employee base in Greater Manchester, but with a wage rate lower than the regional average, labour costs are attractive as are the mix of skills available.

80.3% of Wigan residents are economically active compared with the Great Britain average of 78.7%.

GREAT BRITAIN

78.7%

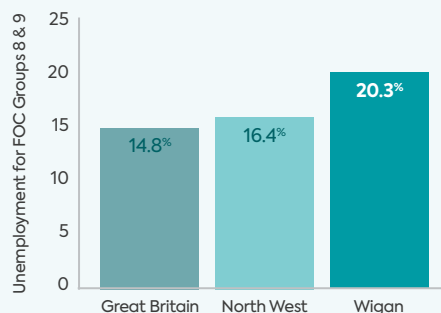
WIGAN

80.3%

Source:
Nomis 2021

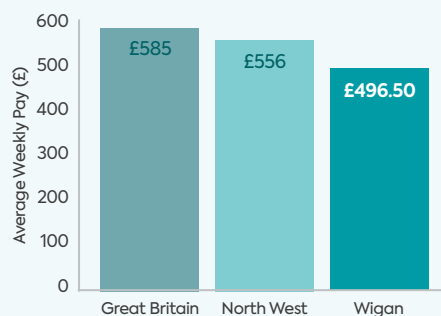
EMPLOYMENT DATA

Unemployment for FOC groups 8 & 9 (process/machine operatives and unskilled labour).



Source: Nomis 2021

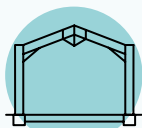
AVERAGE WEEKLY WAGE



Source: Nomis 2017



SPECIFICATION



Steel portal
frame



12.5m eaves
height



7 Standard
& **1** Euro Dock
Level Doors



2 Level
Loading Doors



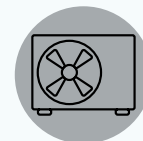
50kN/m2
floor loading



First floor
offices



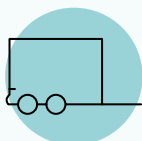
Raised floor
& **suspended**
ceilings



Comfort
cooling/heating



CCTV



25 trailer
spaces



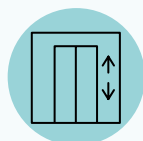
Separate
car park with
93 spaces



Ducting for **EV**
charging points



Separate **yard**
& **car park**
entrance



8 person
access lift



35m deep
Concrete yard



550 KVa
electricity
supply



15% natural
roof lights



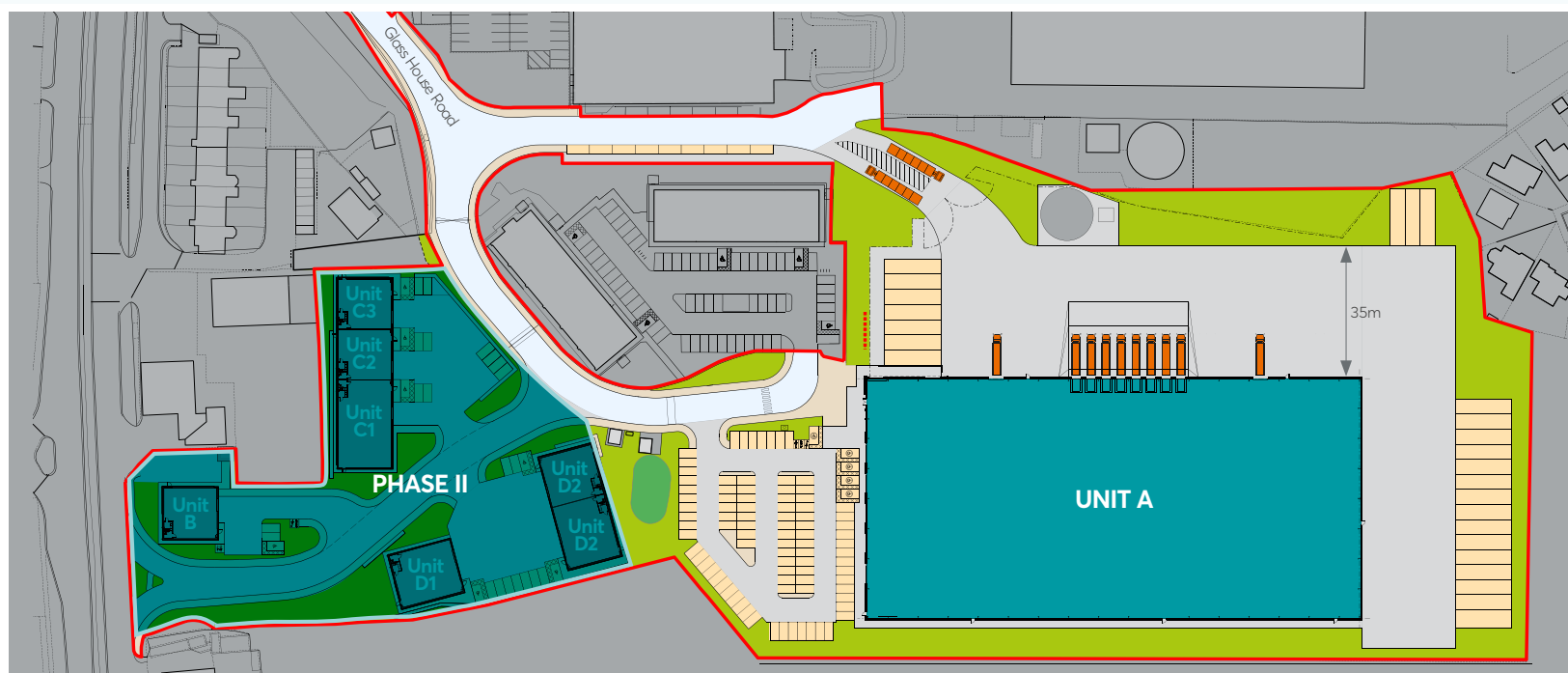
Roof suitable
for **Solar PV**

ACCOMMODATION

UNIT A	SQ FT	SQ M
Warehouse	90,000	8,361
First Floor Office	10,000	929
Total GIA	100,000	9,290



INDICATIVE IMAGE





LOCATION

Glasshouse Business Park is located in a prominent main road position on Warrington Road the A49.

Junction 25 of the M6 is approximately 1.1 miles away providing immediate access to the national motorway network. The A49 is the main arterial route linking Wigan to the motorway together with other local towns including Ashton-in-Makerfield, Haydock and Newton-le-Willows. Wigan town centre is approximately 2 miles from the development.

DRIVE TIMES

Destination	Distance	Drive time
Junction 25, M6	1.1 miles	2 mins
Manchester	25 miles	33 mins
Liverpool	21 miles	40 mins
Leeds	63 miles	1h 15 mins
Birmingham	103 miles	2h 31 mins
Port Access		
Liverpool2	21 miles	40 mins



SAT NAV: WN3 6XB



TERMS

The unit is available on a new full repairing and insuring lease for a term of years to be agreed. Full details and quoting rents are available on application.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices are exclusive of but will be subject to VAT at the appropriate rate.

EPC

Target EPC Rating A.

FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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A DEVELOPMENT BY

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DERWENT
GROUP

ON BEHALF OF

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THE ALBERT GUBAY
CHARITABLE FOUNDATION