

# B8

REAL ESTATE

# TO LET

MODERN INDUSTRIAL / WAREHOUSE UNIT



**Otterwood Square, Martland Mill Industrial Estate, Wigan, WN5 0LF.**

**Unit 3 – 2,307 SQ FT**

- Available for immediate occupation
- Junctions 26 and 27 of the M6 (within 1.5 miles).
- Secure business park with 24/7 access and parking
- Approx. 4.87m eaves height

**0161 375 6000**

[www.b8re.com](http://www.b8re.com)

## LOCATION

Wigan is an established commercial centre situated in Greater Manchester, located approximately 20 miles north west of central Manchester, 20 miles north east of Liverpool and 20 miles south of Preston.

The town benefits from excellent road links being strategically positioned between the M6 and M61. Junction 26 of the M6 Motorway is 7 miles to the west. Junction 5 of the M61 Motorway lies approximately 3 miles to the east and links the M60 Manchester Orbital Motorway with Preston. The M58, M62 and M60 Motorways are also short distances away.

Wigan has two main train stations which provide direct services to London Euston (1h 59m), Birmingham (1h 37m), Edinburgh (2h 40m) and Glasgow (2h 34m) as well as Manchester (29m), Manchester Airport (55m) and Liverpool (32m).



Otterwood Square is a modern development situated on the established Martland Mill Industrial Estate, equidistant between Junctions 26 and 27 of the M6 (within 1.5 miles).

Wigan Town Centre and access to the West Coast Mainline are just 1 mile away. Notable occupiers on close by include Torque Logistics, Heinz, SFI, Global Glass, C-Tec, Arrow XL & Starbucks.

Each unit benefits from the following specification: -

- Steel portal frame construction.
- 1 Roller shutter access door to each unit.
- Dedicated car parking area.
- Fully refurbished accommodation.
- LED Warehouse lighting
- 5.5m eaves height



01925 320 520

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## BUSINESS RATES

Interested parties should make their own enquiries to the local authority (Wigan Council). The current Rateable Value is £18,750 so rates payable estimate is £9,375 for 2026/27.

## RATES

In accordance with Anti-Money Laundering Regulations, proposed tenants will be required to provide evidence of identity, management or ownership, together with proof of address, photographic identification and, where applicable, source of funding.

## TERMS

Available on new flexible lease with terms to be agreed.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

## EPC

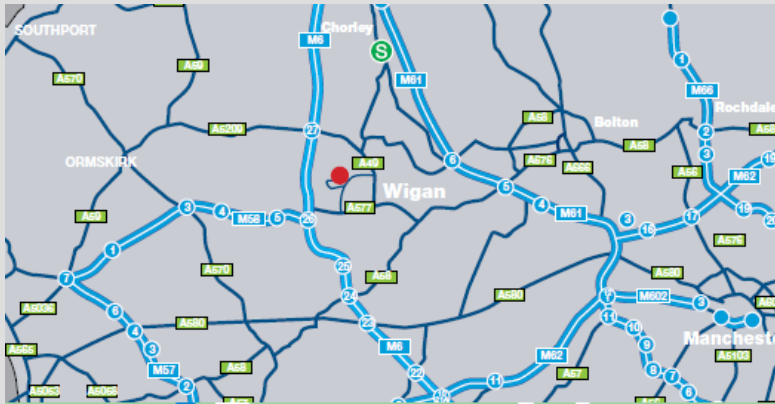
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|---|---|
| Unit 3<br>Otterwood Square<br>Martland Mill Industrial Estate<br>WIGAN<br>WN5 0LF | Energy rating<br><h1>D</h1>                           |
| Valid until<br><b>17 February 2029</b>  | Certificate number<br><b>0940-1987-0328-4650-0084</b> |

## VIEWINGS

For further details of the rent and other charges are available upon application to the agent: -

Thomas Marriott

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