Lockett Road, Wigan, WN4 8DE

Unit 12

South Lancashire Industrial Estate

Fully refurbished industrial / warehouse unit

Available now

61,950 Sq ft



Capacity
To Perform

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 passing rent is £389,705.85 pa (£6.35 psf) subject to fixed increases at the five yearly rent reviews. At the next review effective June 2029, the rent will increase to £438,802.65 (£7.15 psf). The lease is subject to a tenant only break date in June 2029.

Description

The 2014-built, stand-alone industrial unit features a steel portal frame, ground floor offices and first floor storage. The warehouse offers clear heights from 10m to 18m at the apex, alongside a secure 45m deep yard, 12 dock-level doors and one level-access door.

Specification

- **Below Market Economic Rent**
- **Modern Build & Design**
- **Minimum 10m Eaves Height**
- **45M Secure Yard**
- **1 Level Access Loading Door**
- **12 Dock Access Loading Doors**
- **500 KVA 3-Phase Power Supply**
- **Fully Refurbished**



View 3D Tour

Area	Sq Ft	Sq M
Warehouse	50,844	4,724
Offices	5,727	532
Storage	5,154	479
Amenities Block	225	21
Total	**61,950**	**5,756**



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Wigan, **WN4 8DE**

South Lancashire Industrial Estate

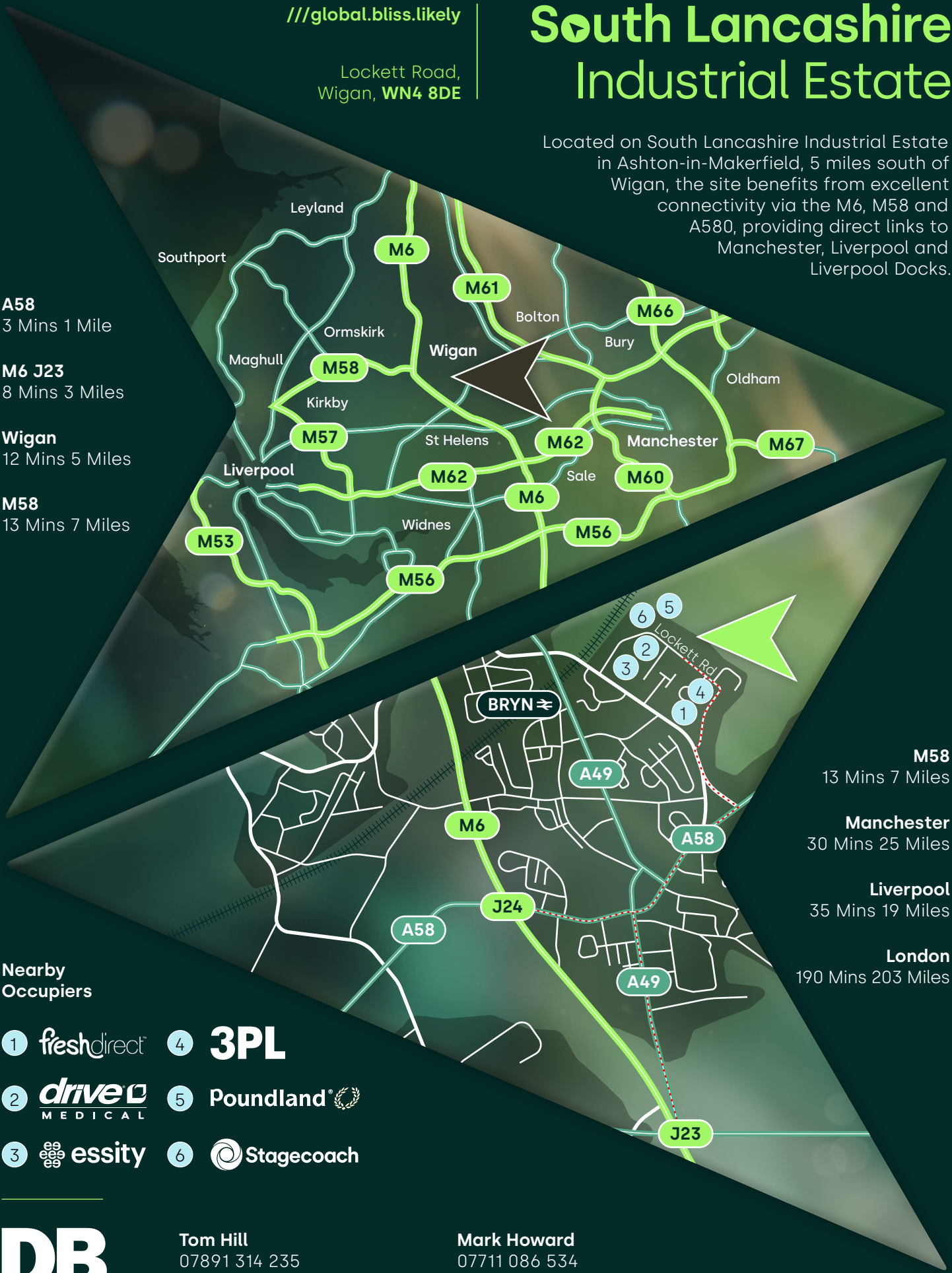
Located on South Lancashire Industrial Estate in Ashton-in-Makerfield, 5 miles south of Wigan, the site benefits from excellent connectivity via the M6, M58 and A580, providing direct links to Manchester, Liverpool and Liverpool Docks.

A58
3 Mins 1 Mile

M6 J23
8 Mins 3 Miles

Wigan
12 Mins 5 Miles

M58
13 Mins 7 Miles



M58
13 Mins 7 Miles

Manchester
30 Mins 25 Miles

Liverpool
35 Mins 19 Miles

London
190 Mins 203 Miles

Nearby Occupiers

1. freshdirect
2. drive MEDICAL
3. essity
4. 3PL
5. Poundland
6. Stagecoach

DB

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