

2A Lockett Road

South Lancashire Industrial Estate, Ashton-in-Makerfield,
Wigan, WN4 8DE

Freehold
Industrial

48,977 Sq Ft (4,550 Sq M)
on a site of 2.861 Acres



For Sale | OIEO £2 Million



Key information



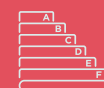
Guide Price

Offers in Excess of
£2 million



Rateable Value

£203,000



EPC rating

On Request



Title

MAN30491

Description

The Property comprises a terraced industrial unit with single storey connected office block and a service yard to the front and side elevations. The industrial unit is of steel portal frame construction across three bays and has profile metal clad elevations set beneath a shallow pitched corrugated asbestos clad roof which incorporates translucent roof panels.

Internally, the unit has solid concrete floors, painted block walling, strip fluorescent lighting, hot air gas blowers and two roller shutter doors, one is a surface level access door and one is a dock level access door. The internal eaves height is approximately 4.1 metres.

The office accommodation is of brick construction with a flat roof. Internally the offices are of a fairly basic specification with carpet covered concrete floor, papered plaster walls, suspended tiled ceilings with inset strip fluorescent lighting, perimeter trunking and double glazed windows.

Externally, there is a good-sized yard that wraps round the front and side elevation that provides for approximately 30 parking spaces together with circulation and open storage. The yard has a tarmac surface and is secured by a perimeter fence and lockable gate.

Location

Wigan is situated approximately 19 miles northwest of Manchester, 22 miles northeast of Liverpool and 13 miles north of Warrington. The railway station in Wigan provides local links as well as an irregular direct service to London with a journey time of approximately 2 hours 40 minutes. The nearest air travel to the town is provided by Manchester Airport, which is approximately 28 miles from the centre.

The Property is situated fronting Lockett Road in South Lancashire Industrial estate approximately four miles south of Wigan in the small town of Ashton-in-Makerfield. Road communications are good, with both junctions 24 and 25 of the M6 Motorway being within two miles of the Property. Bryn train station is located approximately one mile from the Property and provides a regular service between Liverpool and Wigan. South Lancashire Industrial Estate provides a range of detached and terraced units of differing sizes.

Address: 2A Lockett Rd, South Lancs Industrial Estate, Ashton-in-Makerfield, Wigan, WN4 8DE

What3words: [///wires.sheets.stars](https://www.what3words.com////wires.sheets.stars)

Locations

Ashton-in-Makerfield: 1.4 miles

Wigan: 4.3 miles

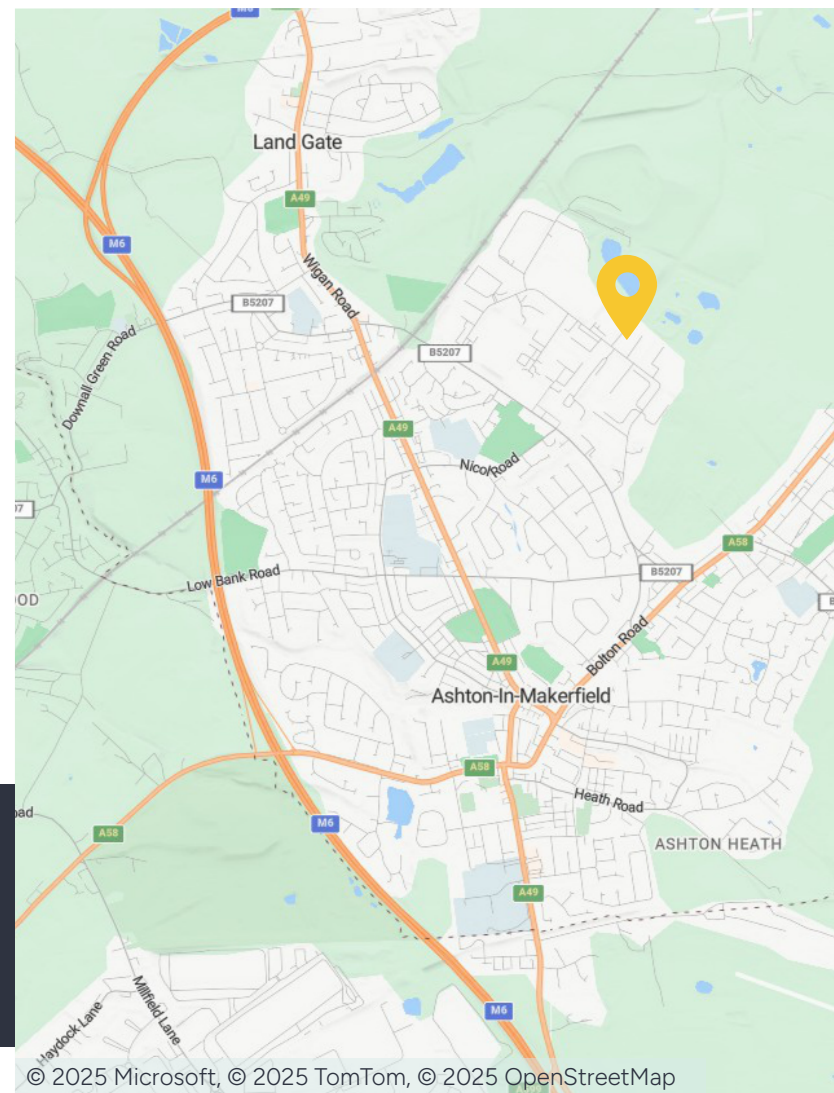
Haydock: 4.2 miles

Nearest station

Bryn Railway Station: 1 mile

Nearest airport

Liverpool John Lennon: 21 miles



Further information

Accommodation

The accommodation has been measured on a Gross Internal Area basis. The approximate areas comprise:

Floor / Use	Sq Ft	Sq M
Ground Floor Warehouse	45,545	4,231
Ground Floor Office	3,432	319
Total	48,977	4,550

On a site area of of circa 2.861 acres

Asking Price

Offers in excess of £2 million.

Tenure

The property is held freehold under Title number MAN30491.

Business Rates

Occupiers will be responsible for paying business rates directly to Wigan Council. The current Rateable Value is £203,000.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.



Further information

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC Rating is available on request.

Estates Charge

To be confirmed.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated October 2025. Photographs dated October 2025



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