

- PROPOSED SINGLE UNIT WITH OUTLINE PLANNING CONSENT
- ACCESSED VIA LOCKETT ROAD FROM THE EXISTING SOUTH LANCASHIRE INDUSTRIAL ESTATE
- EXCELLENT TRANSPORT LINKS WITH CLOSE PROXIMITY TO J24 & J25 OF THE M6 AND THE A580 EAST LANCASHIRE ROAD
- 2.5 MVA SECURED
- PLANNING SECURED FOR UP TO 18 METERS TO UNDERSIDE OF HAUNCH.

WIGAN 360.
 OPPORTUNITY FROM EVERY ANGLE.
 J24/25 M6



DESIGN AND BUILD OPPORTUNITY

Planning secured to deliver up to 360,000 sq ft (33,455 sq m) of logistics space, providing jobs and opportunities for people across Wigan

A project by

Caddick.

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What3words: enjoy.reason.hoot

A580 East Lancashire Road

Indicative masterplan from outline planning approval for employment use

WIGAN360.
J24/25 MG

Phase 2 – units available up to 300,000 sq ft

LOCKETT RD

LOCKETT RD

SOUTH LANCASHIRE
INDUSTRIAL ESTATE

**PALLET
TRACK**



essity

Poundland

3PL

**OPPORTUNITIES AVAILABLE UP TO
360,000 SQ FT (33,455 SQ M)**



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J24/25 M6

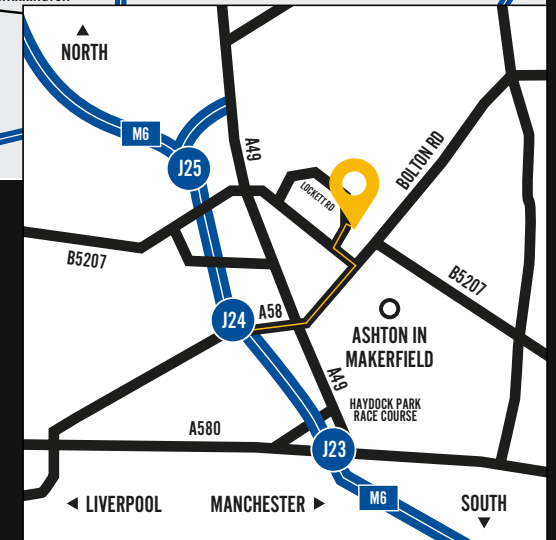
LOCATION

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 multiple occupiers such as Fresh Direct, Ceva Logistics, Compagnie Fruitiere, Mears Group, Poundland, Essity, Dole Fresh UK and Stagecoach Manchester.

ROAD - Wigan benefits from excellent road communications, occupying a strategic location to the east of J24 and J25 of the M6 motorway, close to its intersection with the M58 Motorway. Furthermore the A580 East Lancs Road gives direct access to both Liverpool and Manchester City Centre whilst the M58 links with the Liverpool Docks.

Distances and drive times from Wigan:

Liverpool	18 miles	49 minutes
Manchester	19 miles	47 minutes
Liverpool Airport	22 miles	42 minutes
Manchester Airport	26 miles	39 minutes
Chester	32 miles	54 minutes
Birmingham	88 miles	1 hour 51 minutes
London	204 miles	4 hours 9 minutes



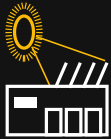
WIGAN

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J24/25 M6

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THE UNIT WILL BE BUILT TO AN INSTITUTIONAL
GRADE A SPECIFICATION TO INCLUDE:



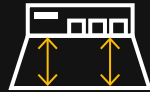
HIGHLY SUSTAINABLE
**PV READY
ROOF**



BREEAM TARGETED
EXCELLENT



18M
EAVES HEIGHT TO
UNDERSIDE OF
HAUNCH



50M
YARD DEPTH



34
DOCK LEVEL
LOADING DOORS



2
LEVEL ACCESS
LOADING DOORS



2.5MVA
SECURED



80KN/M2
FLOOR LOADING



129kN
RACK LEG LOADING

PROVISIONS FOR
BATTERY STORAGE



SEPARATE ACCESS
POINT FOR HGV
AND CARS



SHOWERS



CYCLE STORE



ACCOMMODATION

	SQ FT
Warehouse	340,000 sq ft
Offices	15,000 sq ft
Transport Office	5,000 sq ft
Total	360,000 sq ft

WIGAN 360. J24/25 M6

DEMOGRAPHICS

Wigan 360 supports the social well-being of the community and places much needed jobs close to local residents.

The location reduces reliance up on car use whilst promoting sustainable travel to work through cycling, walking and bus connections for the local labour force.

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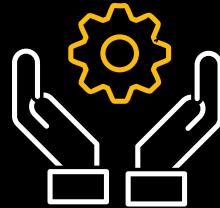
WORKING AGE POPULATION

Wigan: 210,000
North West: 4.8 million



AVERAGE WEEKLY EARNINGS

Wigan: £719 pw
North West: £720 pw
UK: £752 pw



EMPLOYMENT IN MANUFACTURING

Wigan: 11,500 (10%)
North West: 319,000 (14%)
UK: 2.7 million (8.1%)



EMPLOYMENT IN TRANSPORTATION & STORAGE

Wigan: 6,000 (5.3%)
North West: 197,000 (4.9%)
UK 1.89m: (5.2%)



AVERAGE HOUSE PRICES

Wigan: £187,000
North West: £215,000
UK: £290,000

CONTACTS

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