



## Unit 12

South Lancashire Industrial Estate, Lockett Road, Wigan, WN4 8DE

**FULLY REFURBISHED,  
AVAILABLE NOW.**

**61,950 sq ft**

(5,755.34 sq m)

- Below Market Economic Rent
- Modern Build & Design
- Min 10m Eaves
- Large Secure Yard (45M Depth)
- 1 Level Access Loading Door
- 12 Dock Access Loading Doors
- Up to 500 KVA 3-Phase electricity supply
- Fully refurbished and ready for immediate occupation

# Unit 12, South Lancashire Industrial Estate, Lockett Road, Wigan, WN4 8DE

## Description

The subject property is a stand-alone industrial unit of steel portal frame with profile metal steel elevations surmounted by a pitched roof, which was constructed in 2014. The unit benefits from ground floor offices and first floor storage. The warehouse areas have a clear minimum height of no less than 10 metres rising to 18 metres at the apex. The site benefits from a large secure yard (45m depth) to the front elevation allowing for 1 No level access loading door and 12 No dock access loading doors.

## 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 to multiple occupiers such as Fresh Direct, Ceva Logistics, Mears Group, Poundland, Essity, and Stagecoach Manchester. 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	50,844	4,723.56	Available
Ground - Office	5,727	532.06	Available
1st - Storage	5,154	478.82	Available
Ground - Drivers' Amenity Block	225	20.90	Available
<b>Total</b>	<b>61,950</b>	<b>5,755.34</b>	

## 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. The tenant is permitted to assign and underlet the whole of the premises with an underletting at the higher of the passing rent and the market rent.

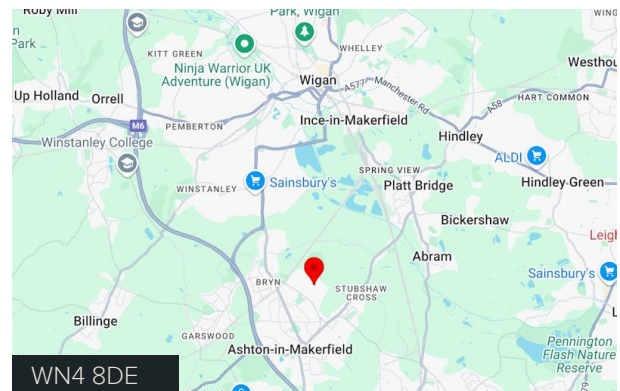
## Viewings

Strictly by appointment through sole agents Doherty Baines

## Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

**Please click here to view 3D Tour**



## Summary

<b>Available Size</b>	61,950 sq ft
<b>Passing Rent</b>	£6.35 per sq ft
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	B

## Viewing & Further Information



### Tom Hill

07891 314 235

thill@dohertybaines.com



### Mark Howard

07711 086 534

mhoward@dohertybaines.com



DohertyBaines

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