



**TO LET**

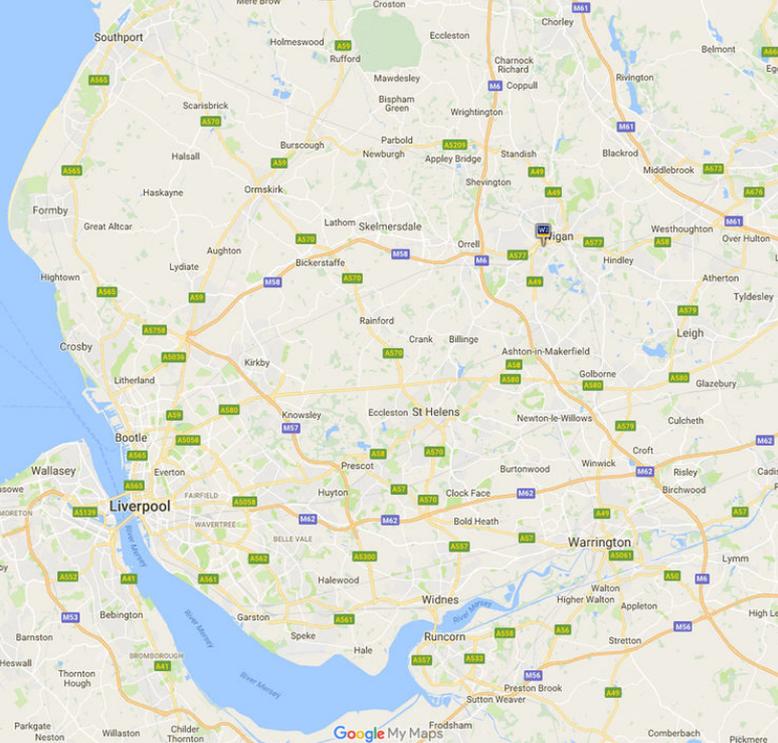
# MIRY LANE INDUSTRIAL ESTATE

WALLGATE, WIGAN, WN6 7TL



- Flexible terms
- Established location
- Secure fencing
- Three phase electricity
- Circulation/loading space
- Car parking

**WORKSHOP/INDUSTRIAL UNITS**  
**495-1,001 SQ FT**      **(46-93 SQ M)**



## TRAVEL DISTANCE

Location	Miles	Mins	Mode
Robin Park Retail Area	0.7	13	Walk
Wigan Town Centre	0.7	14	Walk
J26, M6/M58 Interchange	3.5	14	Drive
Liverpool	0	36	Train

Source: theAA.com

# MIRY LANE INDUSTRIAL ESTATE

## WALLGATE, WIGAN



### DESCRIPTION

Miry Lane Industrial Estate is a small multi-let industrial estate totalling 10,471 sq ft. There are 15 units ranging in size from 495 sq ft up to 1,001 sq ft; arranged across three terraced blocks. The units are constructed of steel portal frame with brick and block elevations incorporating personal and metal roller shutter door access beneath a pitched profile sheet rood with translucent skylights.

Externally each of the units has a small concrete surfaced loading area around which there is a tarmac surfaced service road and parking areas. The site includes perimeter steel palisade fencing whilst there are some areas of grassed landscaping together with external mounted lighting.

### SPECIFICATION

- Brick and block elevations
- Metal roller shutter door
- Concrete surfaced loading areas to front of each unit
- Perimeter fencing

### EPC

The EPC ratings on the available units range from D70 to E108. Copies of individual EPC's are available upon request.

### TERMS

There are a range of flexible leasing options available. For more details please contact us.

### LOCATION

Miry Lane Industrial Estate is located in the Wallgate area of Wigan on the western end of Miry Lane approximately 0.5 miles from Wigan Town Centre. The estate forms part of the wider established Miry Lane Industrial area and is accessed from Miry Lane and is situated around two estate roads known as Westinghouse Close and Whinfield Close.

Wigan is an established commercial centre located on the North Western fringe of the Greater Manchester conurbation. The town is 19 miles north west of Manchester City Centre, 15 miles from Preston and 14 miles north of Warrington.

The estate benefits from good transport links with Junction 26 of the M6 / M58 interchange only 3.5 miles away; and the A580 (East Lancashire Road) running between Liverpool and Manchester less than 20 minutes' drive away. There are also excellent nearby amenities with the DW Stadium and Robin Park Retail area just over 10 minutes' walk away providing an array of retail outlets and eateries.

### VIEWING / FURTHER INFO

For further information and current availability or to arrange a viewing, please contact us on 01257 238666 or email [northwest@whittlejones.co.uk](mailto:northwest@whittlejones.co.uk)



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