



**NORTHERN TRUST**

INVESTMENT | DEVELOPMENT | REGENERATION

[www.northerntrust.co.uk](http://www.northerntrust.co.uk)

**INDUSTRIAL**



# MARTLAND PARK

UNIT 1 **MARTLAND MILL INDUSTRIAL ESTATE**, WIGAN, WN5 0LB

**TO LET**

DETACHED INDUSTRIAL WAREHOUSE UNIT **23,600 SQ FT (2,192 SQ M)**

-  **EAVES HEIGHT 4.87M (16FT)**
-  **POTENTIAL EXPANSION LAND**
-  **LARGE FENCED AND SECURE SITE**

[www.northerntrust.co.uk](http://www.northerntrust.co.uk)



SATELLITE NAVIGATION  
**WN5 OLB**  
 INFORMATION



## LOCATION

The premises are located on Walthew Lane on the established Martland Mill Industrial Estate, approximately 1½ miles from Wigan town centre and benefit from close proximity to the M58 and M6 motorways providing ease of access to Lancashire and Merseyside, together with access to the national motorway network.

The immediate vicinity is characterised by a mix of local and national companies including JJB Sports, Heinz and the Wigan Observer Newspaper.

## DESCRIPTION

The premises comprise a single storey purpose built industrial unit incorporating ancillary offices.

The unit is of castellated truss construction with concrete floors, part brick and insulated box profile cladding to all elevations. There is an eaves height of 4.87m (16ft). Loading to the unit is provided by 2 concertina doors.

Internally the production area is heated by way of Powmatic air blower units, whilst the offices are heated by way of a separate central heating system. Lighting within the offices is via suspended strip lighting units, whilst within the production area there is a mix of suspended strip lighting and halogen box units. The unit also benefits from sprinklers throughout.

Externally the site is fully enclosed and there is a surfaced yard area to the side for loading and car parking.

## SERVICES

Services are connected including water, gas, three phase electric and mains drainage.

## ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice to have the following gross internal areas;

	SQ M	SQ FT
Production Area	1,974	21,247
Offices	218	2,353
<b>Total Gross Internal Area</b>	<b>2,192</b>	<b>23,600</b>

## TERMS

The premises are available on a new lease for a term of years to be agreed. Full details of the rent and other charges are available upon application to the joint agents.

## VAT

All figures are quoted exclusive of but will be liable for VAT.

## VIEWING

To arrange a viewing or for further information please contact one of the joint letting agents detailed below.

Over 200 locations throughout the Midlands and the North

mark.sillitoe@kingsturge.com

david@nolanredshaw.co.uk

kbibby@lyntonhouse.com



Misrepresentation Act

These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. March 2009.