



NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk

INDUSTRIAL

UNITS 1 - 4 CROFTWOOD SQUARE

MARTLAND PARK, WIGAN, WN5 0LG



TO LET

INDUSTRIAL / WAREHOUSE UNITS **7,307 - 30,539 SQ FT**

 **6M EAVES**

 **LARGE POWER SUPPLY**

 **COMBINATION OF SIZES AVAILABLE**

www.northerntrust.co.uk



LOCATION

The premises are located on the established Martland Mill Industrial Estate, approximately 1½ miles from Wigan town centre. The immediate vicinity is characterised by a mix of local and national companies including JJB Sports, Heinz and the Wigan Observer Newspaper.

The premises benefit from close proximity to the M58 and M6 motorways providing ease of access to the national motorway network.

DESCRIPTION

The premises comprise purpose built industrial units of steel portal frame construction with concrete floor and brick and plastic coated profile metal clad walls under a pitched and insulated roof.

Internally, the premises incorporates both male and female toilet facilities. Vehicular access to the premises is gained by an electrically operated up and over shutter loading doors.

Externally, there is a surfaced forecourt to the front for loading and car parking.

ACCOMMODATION

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

UNIT	SQ FT	SQ M
Unit 1	8,543	793.7
Unit 2	7,307	678.8
Unit 3	7,314	679.5
Unit 4	7,375	685.2
TOTAL	30,539	2,837.2

Unit 1

Comprises an open plan industrial / warehouse unit with offices, kitchenette, meeting room and male/ female w/c's.

Additionally this unit has a mezzanine area providing further offices and a board room.

Units 2, 3 & 4

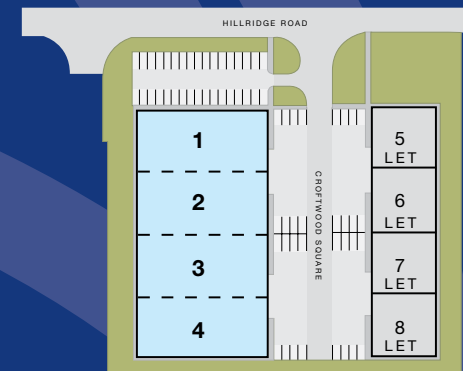
Comprise open plan industrial / warehouse units with w/c facilities.

The premises are available individually, in multiples or as a whole to suit individual requirements.

SERVICES

All mains services are connected including a substantial power supply.

SITEPLAN



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.