



**NORTHERN TRUST**

INVESTMENT | DEVELOPMENT | REGENERATION

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

**INDUSTRIAL**

# 1 LOCK FLIGHT BUILDINGS

**WHEATLEA INDUSTRIAL ESTATE , WHEATLEA ROAD, WIGAN, WN3 6XP**



**TO LET**

MODERN INDUSTRIAL UNIT **10,917 sq ft (1,014.2 m<sup>2</sup>)**

- **CLOSE TO JUNCTION 25 M6**
- **GENEROUS OFFICE ACCOMMODATION**
- **AMPLE ON-SITE CAR PARKING**

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



## LOCATION

The premises are situated on the well established Wheatlea Industrial Estate, located off the A49 approximately half a mile from junction 25 of the M6 motorway, providing excellent transport links for the regional and national motorway network. Nearby occupiers include Sainsburys supermarket, McDonalds and Asda Distribution Centre.

## DESCRIPTION

This detached unit comprises a modern single storey warehouse incorporating ground and first floor office accommodation.

The unit is of steel portal frame construction with profiled metal sheet roof, the elevations being clad in horizontal profile cladding.

Internally, the warehouse is accessed by an electrically operated up and over door. The floor is of sealed concrete construction. The warehouse is lit by way of sodium vapour lighting and heating is provided by a 'powermatic' gas warm air blower unit.

Office accommodation is provided to the ground and first floor at the front of the unit, with the benefit of carpeting, lighting, suspended ceilings and gas central heating throughout. Male, female and disabled w/c facilities are provided on the ground floor.

Externally, there is a surfaced yard area for loading and car parking for approximately 15 cars.

## ACCOMMODATION

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

GROUND FLOOR	SQ M	SQ FT
Warehouse	702.0	7,557
Offices & Ancillaries	156.1	1,680
FIRST FLOOR	SQ M	SQ FT
Offices	156.1	1,680
<b>TOTAL</b>	<b>1,014.2</b>	<b>10,917</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

kibby@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.