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TO LET

MIRY LANE INDUSTRIAL ESTATE

WALLGATE | WIGAN | WN6 7TL

INDUSTRIAL UNITS


495 - 1,001 SQ FT (46 - 93 SQ M)

KEY FEATURES

- Good Transport Links
- On Site Parking
- Roller Shutter Doors
- Close To Wigan Town Centre
- Established Location
- Secure Site With Perimeter Fencing
- Nearby Amenities
- Integrated WC facilities



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LOCATION

Miry Lane Industrial Estate is located in the Wallgate area of Wigan, at the western end of Miry Lane, just 0.5 miles from the town centre. The estate forms part of the wider, established Miry Lane Industrial area and is accessed via Miry Lane, situated around two estate roads—Westinghouse Close and Whinfield Close.

The location benefits from strong transport links, with the M6/M58 Interchange (Junction 26) only 3.5 miles away and the A580 (East Lancashire Road) less than a 20-minute drive. Wigan itself is strategically positioned on the north-western fringe of the Greater Manchester conurbation, with easy access to Manchester, Preston, and Warrington.

MODERN INDUSTRIAL UNITS 495 - 1,001 SQ FT

DESCRIPTION

Miry Lane Industrial Estate extends to 10,471 sq ft and comprises a small multi-let industrial estate arranged across three terraced blocks. The 15 units range in size from 494 sq ft to 1,001 sq ft, offering versatile space suitable for light industrial, storage, and workshop uses. Constructed of steel portal frame with brick and block elevations, the units incorporate personnel access doors and metal roller shutter doors beneath pitched profile sheet roofs with translucent skylights, providing good natural light. Externally, each unit benefits from a small concrete loading area, with a tarmac surfaced service road and on-site parking.

KEY FEATURES

- Perimeter steel palisade fencing.
- Metal roller shutter doors to all units.
- External mounted lighting.
- Pitched profile sheet roofs with translucent skylights.
- Integrated WC facilities.
- Retail park in close proximity.
- Wide range of shops, eateries, and services within a 1 mile radius.
- Wigan town centre in close proximity.
- 3.5 miles to junction 26 of the M6/M58 interchange.
- Less than 20 minutes to the A580 East Lancashire Road.



EPC

The EPC ratings on the units range up to C71. A copy of the individual EPC certificates are available upon request.

TERMS

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

VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact Northern Trust.



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