

TO LET MODERN INDUSTRIAL/WAREHOUSE FACILITY

46,335 SQ FT ON 2.23 ACRES (4,304.66 SQ M ON 0.9 HECTARES)



**Caxton
Close**
Wigan

WN3 6XU



AVAILABLE SPRING 2022

- Excellent location ½ mile M6 Junction 25
- High specification unit
- Good mix of office, warehouse space and parking
- Excellent provision of services for production





WN3 6XU

THE PROPERTY

The property comprises a modern self-contained industrial/warehouse facility within a secure fully fenced site located on the Marus Bridge industrial area of Wigan which is just off J25 of the M6 motorway.

The premises benefit from the following specification;

- Single span portal frame construction
- Insulated clad roof and elevations
- Translucent roof lights
- Heating and lighting to the warehouse
- Dedicated sub-station
- Front and rear level access loading
- Two storey office/amenity block built internally within the main structure of the building
- 6.05m eaves – 8.25m apex
- External lighting around the site
- Enclosed site with fencing to all elevations
- Security entrance gate
- Large car park to the front of the building

TERMS

The property is available To Let for a term of years to be agreed, for further information please contact the joint letting agents.

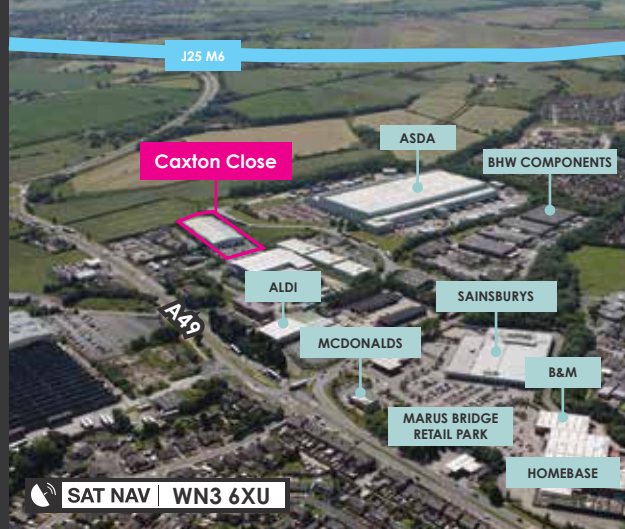
VAT

All terms quoted are exclusive of, but will liable to VAT at the prevailing rate.

VIEWING

To view or for further information contact the joint agents.

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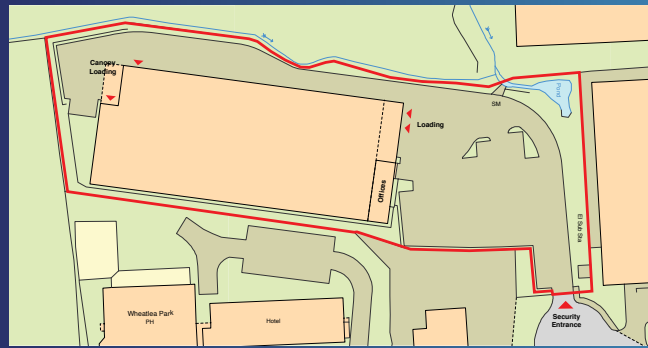


LOCATION

The property is located on Caxton Close, Wheatlea Industrial Estate which offers direct access to the A49 Warrington Road the main arterial route between Newton-le Willows and Wigan Town Centre (3 miles). The A49 offers excellent access to J25 of the M6 which is within 2 miles and the A580 East Lancs which is also less than 4 miles distant.



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ACCOMMODATION

We have measured the property to have floor areas as follows:-

Main warehouse	24,785 sq ft
Rear warehouse	9,000 sq ft
Ground floor canteen/amenity area	3,104 sq ft
Ground floor office/amenity	3,171 sq ft
First floor original offices	3,104 sq ft
First floor additional offices	3,171 sq ft
Total	46,335 sq ft
Total (excluding additional offices)	43,164 sq ft

Site area is 2.23 acres which represents site coverage of circa 50%.

EPC



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