

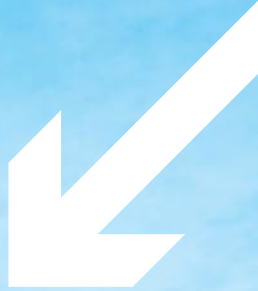
On the instructions of Ferplast UK

FOR SALE (MAY LET)



ONE

martland park, wigan



Distribution / Warehouse facility

14,729 - 79,598 SQ FT



Unit 1 Dawnwood Square, Wigan, Lancashire

Located close to M6 and M58



THE SITE

Spread over 5.4 acres, with good car parking facilities. The approach to the property includes landscape areas. It is continued by way of an eight foot perimeter fence. Security is provided by a laser alarm system and CCTV.

DESCRIPTION

The property comprises a modern warehouse/distribution facility including a 3 storey office/ancillary block.

Warehouse

Area 1. (2003 High Bay)

- 28,820 sq ft (2,305.8 sq m)
- 3 portal frame bays
- 9.6m eaves height
- 5 dock level loading doors
- Sodium lighting

Area 2 (Original construction)

- 14,729 sq ft (2,042.7 sq m)
- 2 portal frame bays
- 5.8m eaves height
- 2 ground level doors
- Strip lighting

Area 3 (1996 Extension)

- 21,988 sq ft (2,042.7 sq m)
- 3 portal frame bays
- 5.8m eaves height
- 2 ground level doors
- Sodium lighting

General

- 25.4 acre site area
- Perimeter security fence
- CCTV system
- Gas fired space heating
- Stratification fans
- 3 phase power supply
- Insulated cladding system
- Large concrete yard area



THE OFFICES

The office building comprises a total of 18,061 sq ft over three floors.

The ground and first floors are fitted to a high standard, including:

- Suspended ceilings
- Inset lighting
- Carpeting
- Window blinds
- Double glazing
- Electric heating
- Air conditioning
- Glazed partitioning with integral blinds
- Perimeter trunking
- Kitchen
- Locker room
- First aid and shower room
- Male/female/disabled WC's
- Passenger lift

The second floor is fitted out to the core area. The main floor area is completed only to shell specification and is ready for fit-out by a tenant.

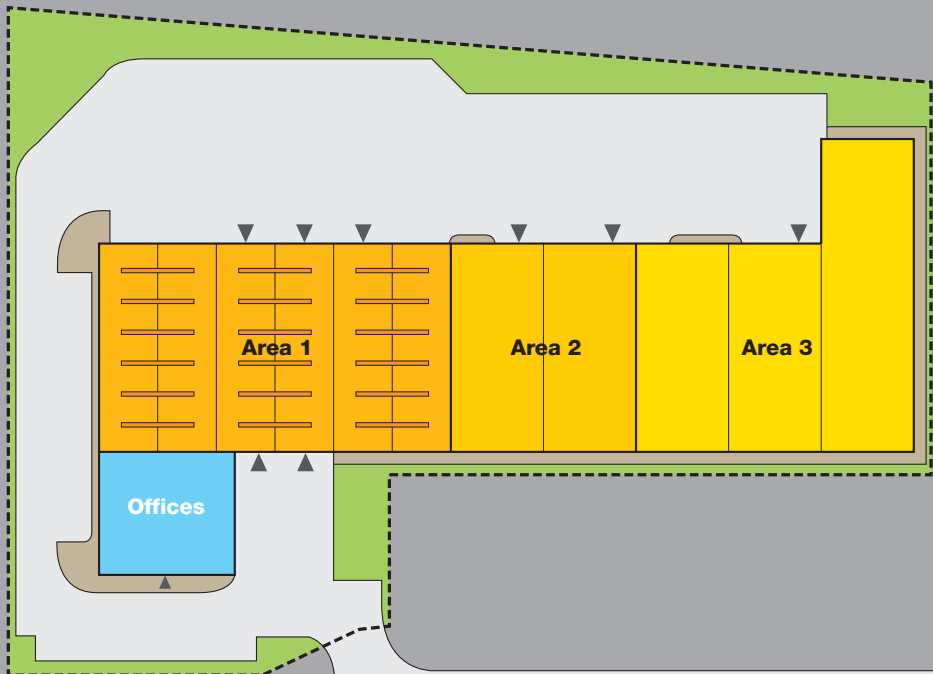


ONE



FLOOR AREAS

	Sq Ft	(Sq m)
Warehouse		
Area 1	24,820	(2,305.8)
Area 2	14,729	(1,368.4)
Area 3	21,988	(2,042.7)
Offices	18,061	(1,672.9)
Total	79,598	(7,394.8)





martland park, wigan



LOCATION

Home to numerous household names including JJB sports, Heinz and Wincanton. Martland Park is an excellent strategic location for companies looking to relocate or expand their business.

Dawnwood square, the former Ferplast complex, is situated within easy reach of junctions 26 and 27 of the M6 and within minutes of Wigan town centre via the A49. The M60, M61, M62 M56 and A580 are all in close proximity.

Wigan is situated on the west coast main rail line and enjoys the benefit of regular services to London and Liverpool.

Manchester International Airport and Liverpool's John Lennon Airport, currently the fastest growing airport in the UK, are both within 30 minutes drive.

The port of Liverpool and the Trafford Euro freights rail Terminal are also easily reached.

COMMUNICATIONS

	Distance (Miles)	Time (Mins)
Manchester	19	25
Manchester International Airport	28	35
Liverpool	23	33
Liverpool John Lennon Airport	32	45
Warrington	13	18
Bolton	12	18
Skelmersdale	9	13

TERMS

The property can be purchased on a freehold basis or alternatively our client will consider a letting of the whole or part on terms to be agreed.

VIEWING

Please contact the sole agents Littler and Associates.

Wigan Office: 01942 252803 claire@littlerandassociates.co.uk

Manchester Office: 0161 237 1873 andrew@littlerandassociates.co.uk

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