

Industrial

To Let (May Sell)

INDUSTRIAL / WAREHOUSE ACCOMMODATION

6,582 - 62,346 sq ft



**Dobson Park
Higher Ince, Wigan**

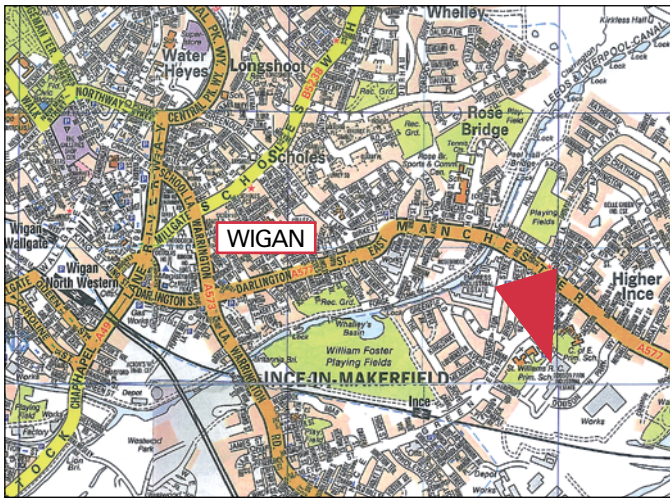
- **Flexible terms**
- **7.5 - 10.5 metre eaves height**
- **Gantry craneage 5-10 tonnes**
- **Storage potential over 25,000 pallet capacity**

**LITTLER
& ASSOCIATES**

01942 252803

www.littlerandassociates.co.uk

Industrial



Location

The property is located on Dobson Park just off the main A577 Manchester Road at Higher Ince, Wigan.

Strategically positioned within the M6, M61 and M62 triangle the property has good access to the regions motorway network, the main access points being junction 23/25 of the M6 and junction 5+6 of the M61 motorways.

Wigan town centre is approximately 2 miles to the west and Manchester City Centre is approximately 17 miles to the east. Bolton town centre is approximately 6 miles to the east.

Description

The property comprises a single storey industrial / warehouse complex arranged in a number of interconnecting bays. The accommodation is of steel frame construction and the elevations and roof have been re clad utilising a profile steel cladding system operating roof lines and insulation. The accommodation has the benefit of:-

- Travelling gantry craneage 5-10 tonnes
- High density sodium lighting
- Essential 3 phase power
- 7.5 - 10.5 m eaves height
- 3.06 acres surfaced yard areas
- CCTV/secured site
- Office / ancillary area
- High security steel fencing

Accommodation

The property has been measured on a gross internal basis in accordance with the RICS code of measuring practice (5th edition). Total surfaced yard areas of 3.06 Acres.

Unit 1	23,554 sq ft	2,188.2 sq m
Unit 2	12,989 sq ft	1,206.7 sq m
Unit 4	6,582 sq ft	611.5 sq m
Unit 6	5,803 sq ft	539.1 sq m
Unit 7	13,418 sq ft	1,246.6 sq m
Total	62,346 sq ft	5,792.1 sq m



Rent/Price

On application.

Flexible Terms

The property is available either as a whole or in sections by way of flexible new full repairing and insuring leases, including service charge, for a term to be negotiated.

Alternatively our client may consider a sale of the property, details available on request from the agents Littler & Associates.

VAT

All rental and outgoings are quoted exclusive of but may be liable to VAT

Viewing

Strictly by appointment with the sole agent, Littler & Associates,

Tel: 01942 252 803.

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