

Industrial

For Sale / To Let

**SELF CONTAINED OFFICE ACCOMMODATION
(FORMALLY THE ROCK HOTEL)**

6,350 SQ FT (595 Sqm)



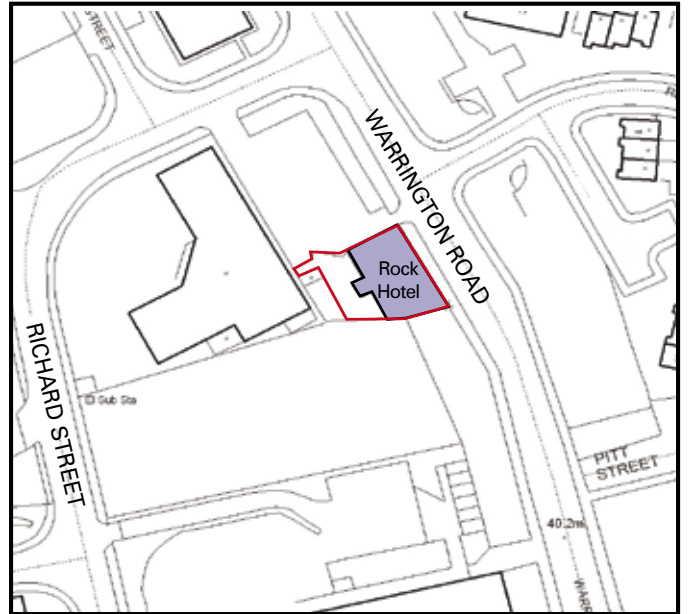
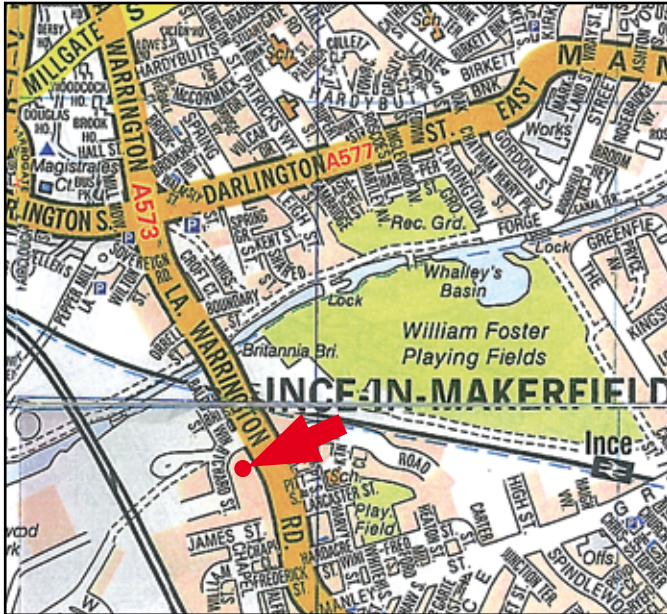
**Warrington Road
Lower Ince
Wigan, WN3 4JN**

**LITTLER
& ASSOCIATES**

01942 252803

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Industrial



Location

The property is situated fronting Warrington Road (A573), Ince-In-Makerfield approximately 1/2 mile south of Wigan Town Centre.

The A573 links with the A58 Liverpool Road, which in turn joins the A6, connects with Junction 5 M61 motorway approximately 5 miles to the east. Junction 25 of the M6 motorway can be accessed via the A49 approximately 5 miles to the west.

Wigan

Wigan Metropolitan Borough is located at the heart of the North West, mid way between the cities of Liverpool and Manchester and benefits from excellent access to the regional motorway network and the West Coast Mainline Railway.

The M6 motorway is accessed via junctions 24, 25 and 26 along the boroughs western boundary providing an essential connection with the M58 and M62 motorways. To the eastern boundary of the borough the M61 motorway provides access into Manchester and also the M60 orbital motorway and M62 Trans Pennine link.

To the south of the borough the A580 East Lancashire road is the express way for local commercial traffic through the borough.

Due to Wigan's excellent motorway connections the area is now considered an important strategic location and both Manchester and Liverpool International Airports are within 30 minutes drive time.

Description

The premises comprise the former Rock Hotel, a 3 storey brick built property.

Accommodation

The property has been measured in accordance with the RICS code of measuring practice and has been measured on a gross internal basis.

Total **6,350 sq ft** **590 sq m**

Terms

The premises are available on a leasehold or freehold basis. Terms on application.

Price / Rent

On application

VAT

Rental / prices will be subject to VAT

Legal Costs

Each party shall be responsible for their own legal costs incurred in this transaction.

Viewing

By arrangement with the sole agent, Littler & Associates; Tel: 01942 252803

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