



**hawkleybrook**  
tradingstate

WORTHINGTON WAY

**WIGAN** WN3 6XE

- Eaves height of 6.6m
- Electrically operated loading doors



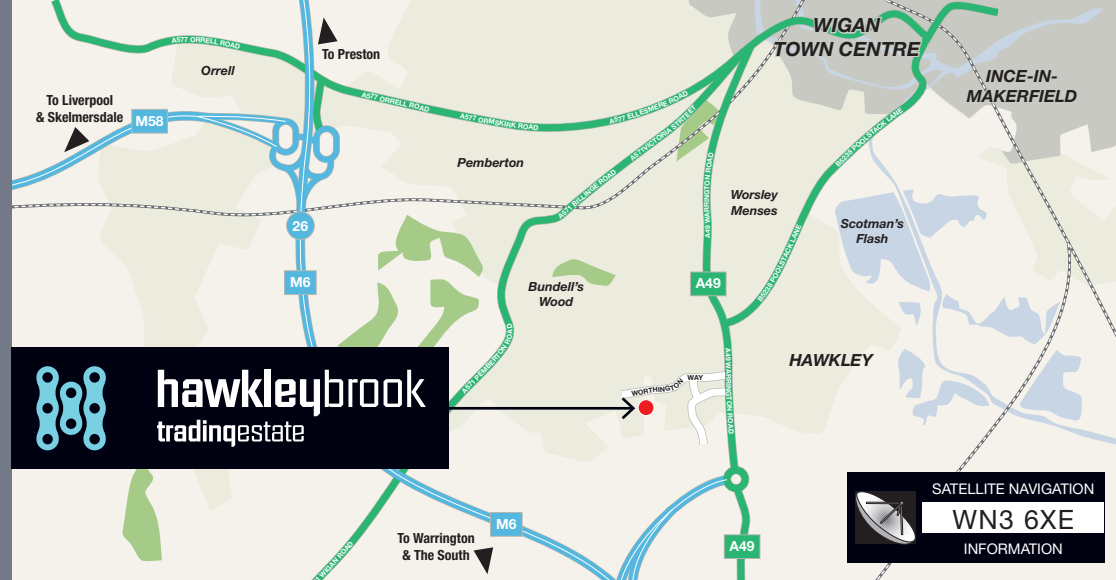
**BLOCKS 2-4**  
**TO LET**  
**INDUSTRIAL / WAREHOUSE UNITS**  
21,640 - 81,136 SQ FT  
(2,010 - 7,538 SQ M)





## Direct access to M6 Junction 25

Hawkley Brook Trading Estate forms part of a well established industrial area approximately 3 miles to the south of Wigan town centre. The M6 can be accessed at Junction 25 via the A49 Warrington Road, less than 1 mile from the subject premises, which in turn provides immediate access to the national motorway network.



## LOCATION

The subject accommodation is located at the head of Worthington Way in Wigan which in turn provides direct access to the A49 Warrington Road; the connecting road from Junction 25 of the M6 motorway (0.5m from subject site) to Wigan town centre (3 miles from subject site).

The site is situated within an established industrial location with nearby occupiers including Asda and McFarlane Packaging. The site also sits in close proximity to various national retailers including Sainsbury's, Aldi and McDonalds.

## DESCRIPTION

The subject accommodation comprises a total of 102,604 sq ft of industrial / warehouse accommodation on a site area of approximately 5.1 acres.

The site is arranged as 4 detached units. Blocks 1, 2 and 3 each comprise 2 bays of warehouse / production space with a full height blockwork wall which subdivides both bays along the warehouse floor. Single story office accommodation and amenities are provided to the front elevation of each unit.

Block 4 is arranged in 4 bays and a blockwork wall divides the space into 2 sections; the first section consisting of 1 bay and the other of 3 bays. Office accommodation and amenities are situated on the front elevation in two separate pods.

The left hand bay of block 4 is currently fitted out with a mezzanine floor. All 4 blocks are constructed with a steel portal frame and brick / blockwork elevations with profile metal cladding above.

- Eaves height of 6.6m.
- Electrically operated loading doors
- Front & rear loading
- Yard / car parking area.
- Heated warehouse / production space
- Lighting throughout.

## SERVICE CHARGE

A service charge is to be paid by the occupier

## ACCOMMODATION

| Description          | Size (sq ft) |
|----------------------|--------------|
| Block 1 Units 1 & 2  | LET          |
| Block 2, Units 1 & 2 | 21,640       |
| Block 3, Units 1 & 2 | 22, 537      |
| Block 4              | 36,959       |

## TERMS

The premises are available by way of new FRI leases on terms to be agreed.

## RENT

On application.

## VAT

VAT will be charged where applicable at the prevailing rate.

## VIEWING

Strictly by appointment with the joint agents:

**Mark Sillitoe**  
Jones Lang LaSalle  
mark.sillitoe@eu.jll.com

**Andrew Littler**  
Littler and Associates  
andrew.littler@littlerandassociates.co.uk

**Tracy Myers**  
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