

FOR SALE / TO LET

92,000 - 183,700 Sq Ft (8,547 - 17,066 Sq M)

- FIT OUT PACKAGES AVAILABLE*
- UP TO 15,000 PALLET LOCATIONS



WAREHOUSE/DISTRIBUTION FACILITY WIGAN

HEMFIELD ROAD INCE IN MAKERFIELD
WIGAN WN2 2PR



Warehouse



Distribution



Multi User Facility



The premises have until recently been used by ASDA George as a storage and garment processing warehouse, providing in total some 183,700 sq ft (17,066 sq m) on a self contained site of approximately 8.15 acres (3.30 hectares).

The premises have potential for various warehouse, distribution and associated uses.

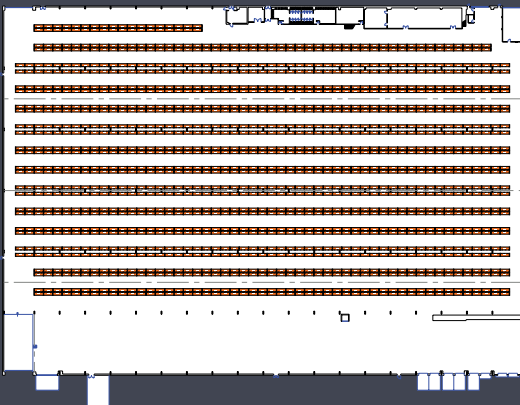
KEY FACILITIES



As a warehouse / distribution facility the premises have the following key features:

- 25' (7.6m) clear headroom
- 12 dock levellers (within internal loading bay) plus 3 level access loading doors
- Profile metal clad roof and elevations
- Roof mounted sprinklers and smoke vents
- Oil fired hot air heaters/lighting throughout
- One way system around perimeter of site
- Fully fitted kitchen/canteen area
- Substantial car parking provision
- Security gatehouse
- Gantry craneage available

PALLET & RACKING



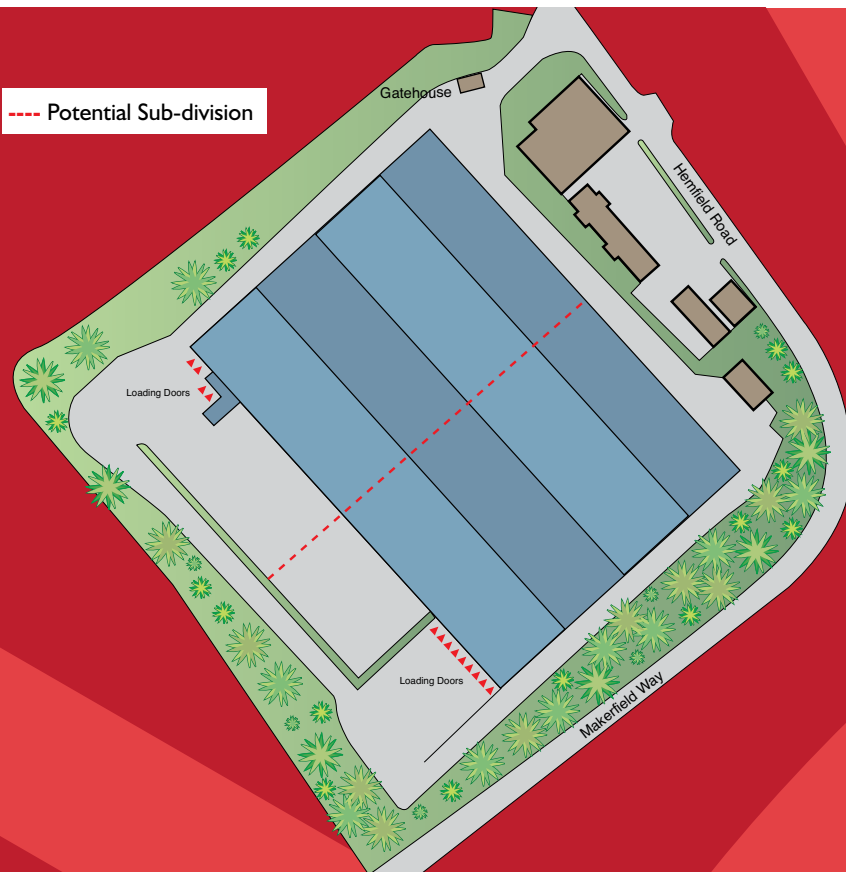
Indicative plan, up to 15,000 pallet locations.

A full warehouse space planning and racking service can be provided to meet occupiers requirements. Detailed racking plans are available, please call for further details.

SUB-DIVISION



The premises have the ability to be sub-divided, subject to occupier requirements. Detailed sub-division drawings and specification can be provided on request.



SERVICES

All main services connected with the exception of gas.

TERMS

The premises are offered on a new full repairing and insuring lease(s) to be negotiated. Alternatively, consideration will be given to a disposal of the freehold interest. Further details on request.

FIT OUT

Fit out packages available.
* Subject to status/terms.

RENTAL/PRICE

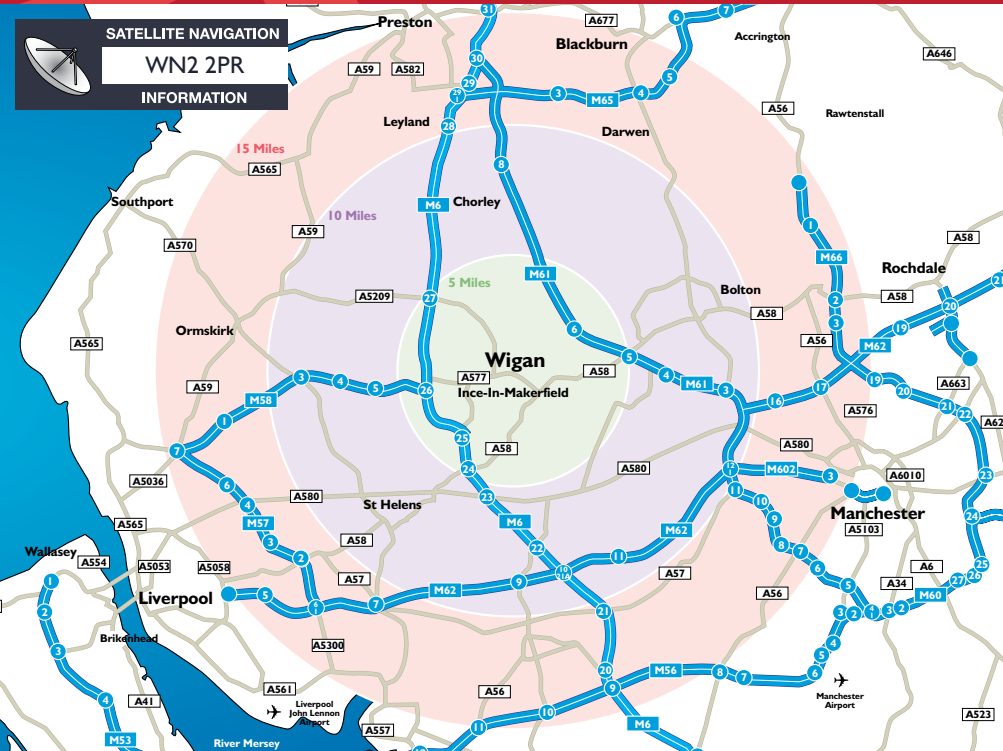
On application.

NORTH WEST DISTRIBUTION FACILITY

The premises are located on Hemfield Road, off Makerfield Way, approx 1.5 miles East of Wigan Town Centre. Makerfield Way is accessed off Manchester Road (A577). There is a Morrison's Supermarket immediately adjoining the premises.

Wigan lies on the western edge of the Greater Manchester conurbation, with Manchester City Centre 19 miles to the South East and Liverpool City Centre 22 miles to the South West.

Access to the M6 (J26)/M58 is approximately 5 miles to the West and J5 M61 5 miles to the East, which in turn connects to the M60 Manchester Orbital Motorway and the M62 transpennine motorway.



Distances

| | |
|--------------------|----------|
| Preston | 22 miles |
| Manchester | 20 miles |
| Manchester Airport | 26 miles |
| Liverpool | 24 miles |
| Liverpool Airport | 31 miles |

Population

| | |
|----------|------------------|
| 5 miles | 314,723 people |
| 10 miles | 992,278 people |
| 15 miles | 2,257,490 people |



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VIEWING

By appointment with the joint agents King Sturge and Littler & Associates.

SUBJECT TO CONTRACT

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. November 2009.

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