

# Industrial

## To Let

### INDUSTRIAL / WAREHOUSE UNITS

3,574 - 7,427 Sq ft



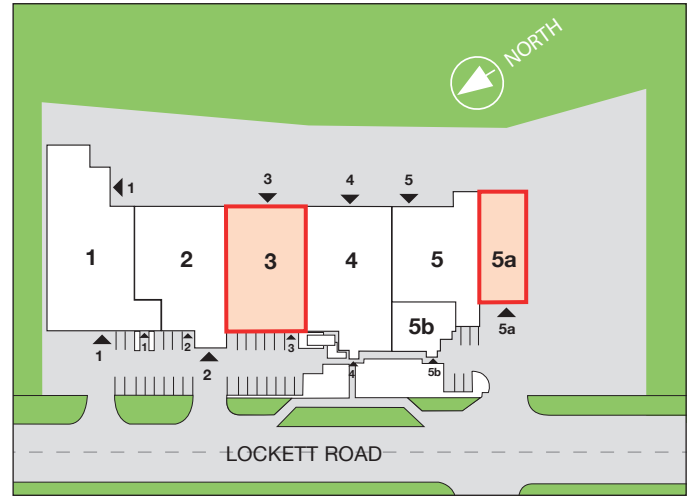
**Unit 3 & Unit 5a, Lockett Business Park  
South Lancashire Industrial Estate  
Ashton-in-Makerfield  
Wigan**

- Within 1 mile of J25 of M6
- Secure fenced site
- Established Industrial Estate

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## Location

Lockett Business Park is located on the South Lancashire Industrial Estate, Ashton in Makerfield, which is approximately four miles to the south of Wigan Town Centre.

The estate benefits from excellent motorway communications. Junction 24 & 25 of the M6 motorway are both within (approximately) 1 mile, allowing ease of access to the regional and national motorway network.

South Lancashire Industrial Estate has attracted a number of major occupiers including Robinsons Country Leisure, Snuggledown & Sutcliffe Speakman.

## Description

The properties are of modern portal frame construction and benefit from the following features;

### Unit 3

- Rear access
- Electric operated roller shutter door
- Reinforced concrete floor
- W/C facilities
- Dedicated car parking

### Unit 5a

- Front access
- Electric operated roller shutter door
- W/C facilities
- Dedicated car parking

## Accommodation

Unit 3	7,427 sq ft	689.9 sq m
Unit 5a	3,574 sq ft	332.02 sq m

## EPC

The premises have an Energy Performance Certificate rating of E115.

## Availability

Available on new full repairing and insuring lease/s.

## Terms / Rent

Available on application.

## Services

All mains services are connected to the units.

## Viewing

Strictly by appointment with the joint agents:

Jon Throne  
jon@b8re.com

Tracy Myers  
tracy.myers@littlerandassociates.co.uk

### All Enquiries

