



CASINO PARK

MARTLAND PARK WIGAN

AMBER COURT, WALTHER HOUSE LANE
OFF CHALLENGE WAY, MARTLAND PARK
WIGAN WN5 0JY



UNIT 6

READY FOR **IMMEDIATE OCCUPATION**

INDUSTRIAL / DISTRIBUTION UNIT

4,963 SQ FT

TO LET





Description

Casino Park represents an excellent opportunity to acquire industrial / manufacturing / distribution accommodation on a leasehold basis.

Specification

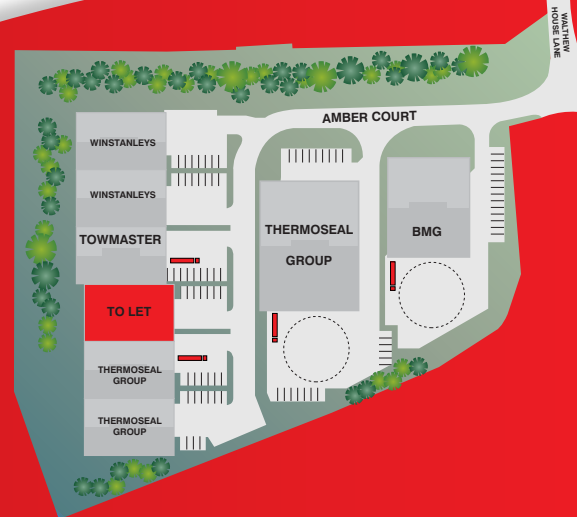
- Self contained secure buildings
- Clear headroom from 6 – 7 meters
- Large, fully self contained concrete yard areas, including HGV parking
- Offices include reception area, WC/ disabled facilities, open plan accommodation
- Quality landscaped environment
- Reinforced concrete floors (600lbs psf)
- Three phase electricity 100 amps per phase supply
- Drive-in loading doors

UNIT 6

- 4,963 sq ft 461 sq m (756 sq ft mezz floor)
- 6.3m Eaves
- Sodium lighting
- Gas fired heating
- 4 Phase power supply
- Male/female w/c facilities
- Office/amenity block



CASINOPARK
MARTLAND PARK WIGAN



Location

Home to a number of occupiers including Makita UK Wigan, Robinsons Equestrian HQ, Torque, Heinz & ArrowXL, Casino Park is an excellent strategic location for companies looking to relocate or expand their business.

Casino Park is situated within easy reach of junctions 26 and 27 of the M6 and within minutes of Wigan town centre via the A49.

Major motorway and road networks including the M6, M61, M60, M62, M56 and A580 are within easy reach.

Wigan is situated on the West Coast main rail line providing regular services to London, Manchester and Liverpool.

Terms

The buildings are available on new full repairing and insuring leases for a term of years to be agreed.

VAT

All prices will be exclusive of VAT.

Viewing

For further information or an appointment to view please contact the sole letting agents Littler & Associates at our Wigan office on 01942 252803 or alternatively our Manchester office on 0161 237 1873.



Misrepresentation Act 1967, Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. May 2023 RB&Co. 0161 833 0555 www.richardbarber.co.uk

**LITTLER
& ASSOCIATES**

01942 252803

www.littlerandassociates.co.uk