

Wigan

Trade Park

TO LET (MAY SELL)
NEW TRADE PARK DEVELOPMENT
UNITS FROM 3,000 – 17,500 SQ FT

MANCHESTER ROAD WIGAN WN1 3DG



- Situated on a main arterial route into Wigan Town Centre
- Scheme provides main road frontage
- Site situated at the front of an existing Jewson's Builders Merchants



LOCATION

The site is situated at the junction of Rosebridge Way and Manchester Road on the east side of Wigan with the town centre 1 mile to the west and junction 5 of the M61 6 miles to the east.







SPECIFICATION

The development comprises 17,500 sq ft of trade counter units built in a terrace with car parking/yard to the front built on a site 1.2 acres.

The specification for the units is as follows:

- Steel portal frame construction
- Part brick, part insulated clad elevations
- Insulated clad roof incorporating 10% translucent roof lights
- 6m to haunch
- Ground floor glazing and entrance to allow for specific occupier fit outs for trade counter uses
- 3 phase electricity
- Individual service supplies
- Shared yard/car parking area with designated car parking spaces for each unit
- Full height loading door for each unit
- Provision of breeze block and stud division walls for each unit

ACCOMMODATION

The proposed split of the individual units is as follows:

	Sq Ft	Sq M
Unit 1	3,000	278
Unit 2	3,500	325
Unit 3	4,000	372
Unit 4	4,000	372
Unit 5	3,000	378
Total	17,500	1,625.8





TERMS AND AVAILABILITY

The units are available to let on new leases on terms to be agreed.

Alternatively the landlord may consider unit sales.

FURTHER INFORMATION

Please contact the joint letting agents

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