Flexible Warehouse Unit Available

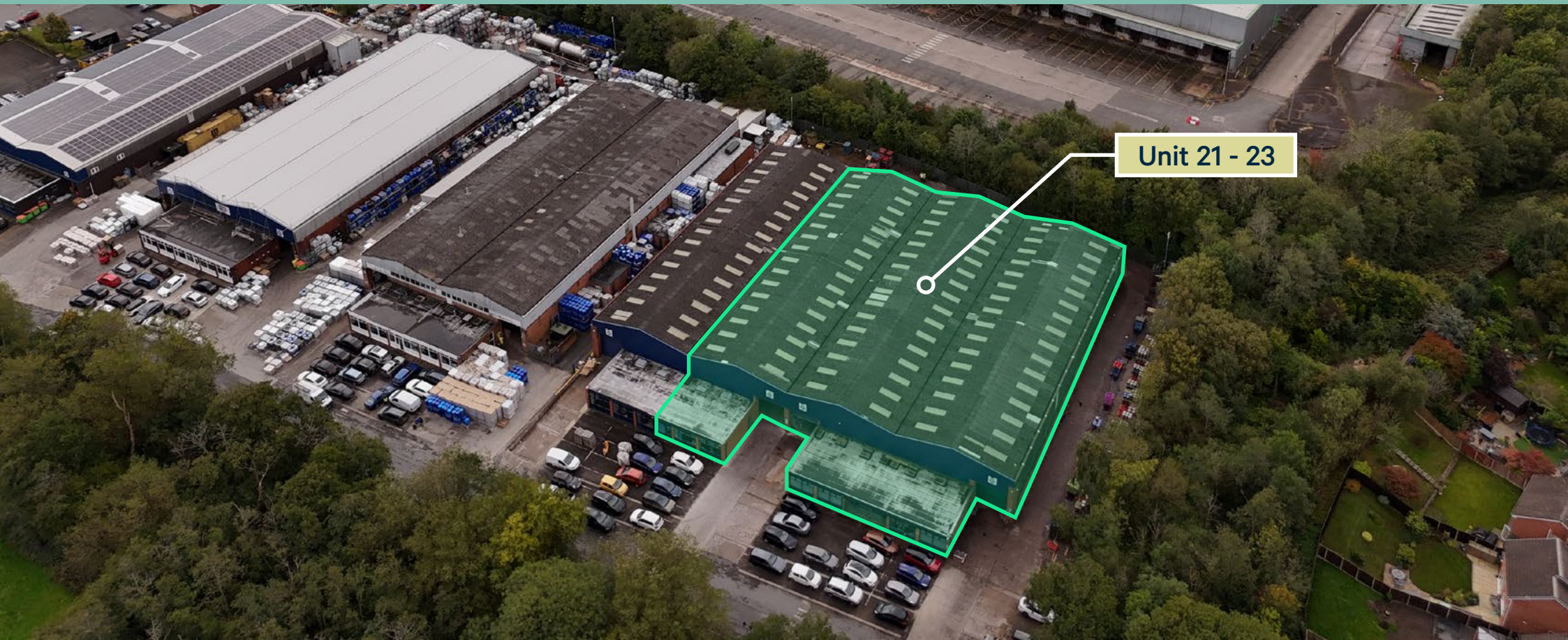
CBRE

# To Let Units 21 - 23

## Hawkley Brook Trading Estate

## (2,549 sq m) 27,437 sq ft

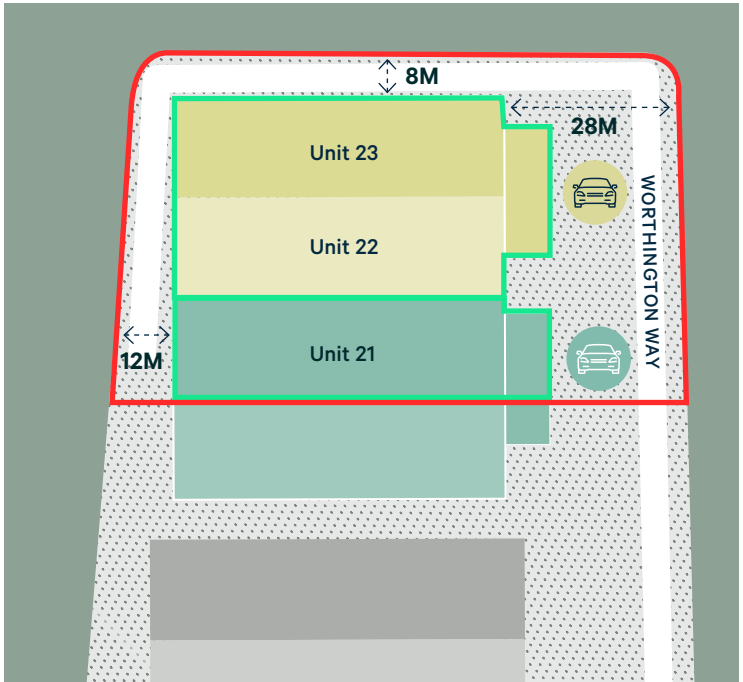
HAWKLEY BROOK
TRADING ESTATE
WIGAN
WN3 6XE



# Description








The single storey units are well situated on a secure shared estate, fitted with office accommodation, W/Cs and kitchen space. The estate is fully fenced and monitored by security, whilst the units benefit from a private rear yard and designated parking.

## SPECIFICATION

- 6M EAVES
- YARD ON 3 ELEVATIONS
- 6X ELECTRIC SHUTTER DOOR
- 24 PARKING SPACES
- SECURE REAR AND SIDE YARD
- SINGLE STOREY OFFICE ACCOMMODATION

## ACCOMMODATION

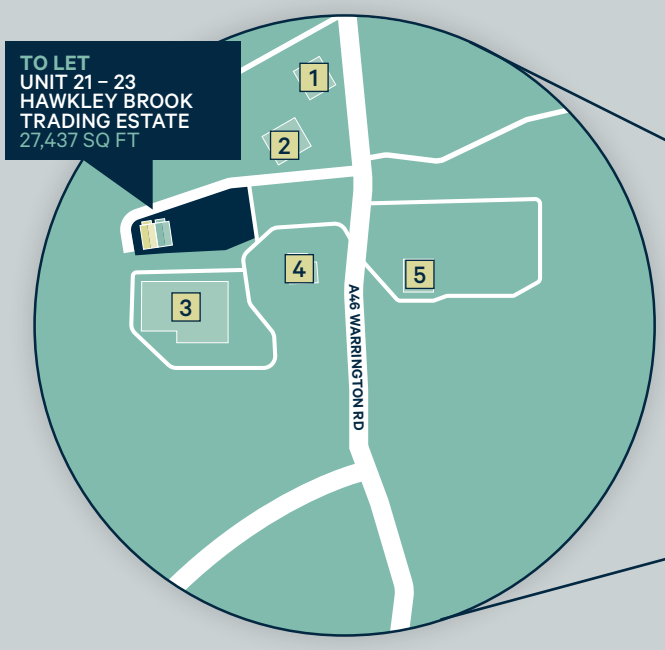
| UNIT / FLOOR | AREA (SQ M) | AREA (SQ FT) |
|---|---|---|
| **Unit 21** | | |
| Warehouse | 755.21 | 8,129 |
| Office | 85.08 | 916 |
| **Unit 22 - 23** | | |
| Warehouse | 1,543.82 | 16,617 |
| Office | 164.87 | 1,775 |
| **TOTAL** | **2,548.98** | **27,437** |

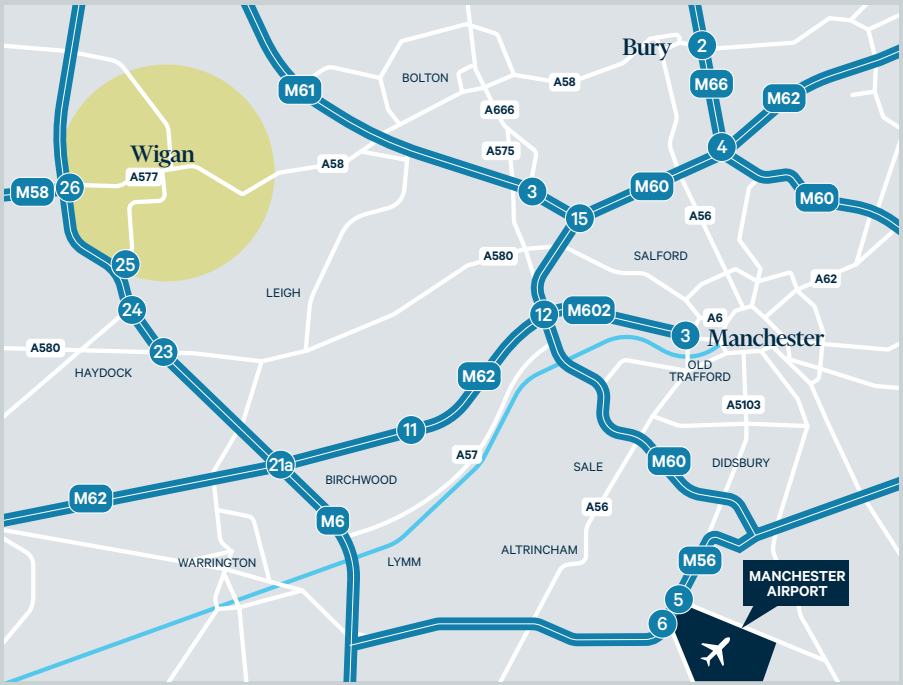
# Location

The property is situated on **Hawkley Brook Trading Estate** within the established Marus Bridge area of Wigan. Accessed via Worthington Way from Warrington Road (A49), the estate benefits from direct road connections to Wigan town centre and Junction 25 of the M6. This location provides access to the wider Northwest motorway network, making it well suited to industrial and distribution occupiers serving the region and beyond.

1 b&m 2 Sainsbury's 3 ASDA

4 VELOCITY PADEL CLUB 5 totalfitness







## Drive Times

**J25 M6**
1.4 miles

**A49**
0.5 miles

**Wigan Train station**
3.2 miles

**Manchester City Centre**
23.6 miles

**J6 M58**
6.9 miles

**J10 M62**
10 miles

**J10 M61**
12 miles







## Terms

The units are available by way of a new sublease and are to be taken together as a whole. Further details are available upon request.

## Rateable Value

Information available on request.

## EPC

**Unit 21** C63 / **Unit 22** C68 / **Unit 23** C69.

## Contact

Viewing is strictly by prior appointment, please contact:

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