Mileway

Lockett Business Park

Lockett Road, South Lancashire Industrial Estate, Ashton, Wigan, WN4 8DE

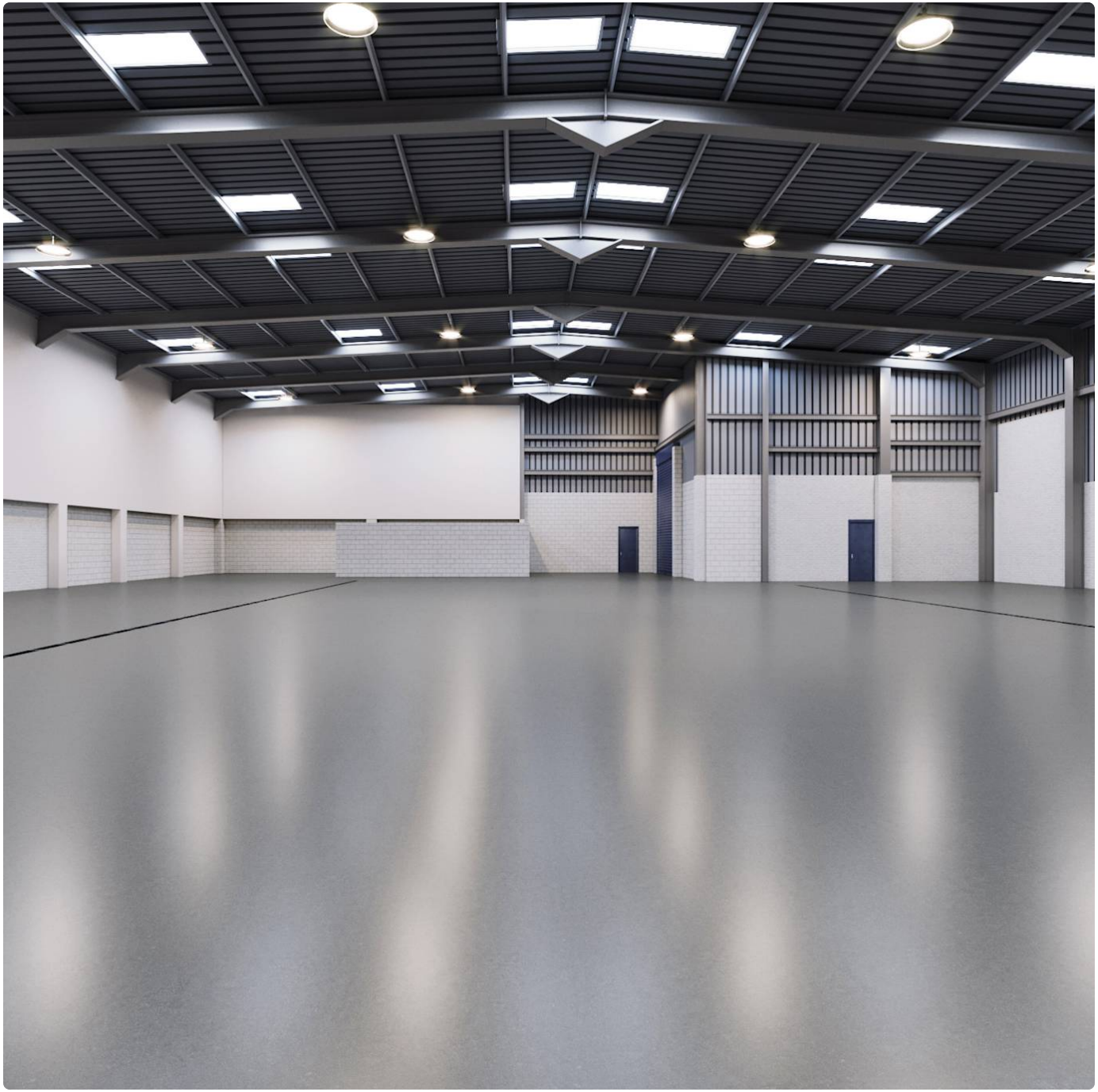
Warehouse | 18,329 ft^2

- Electric roller shutter doors
- Loading available front and rear
- Yard space
- Integral office accommodation
- Three-phase electricity
- 5 m eaves height

Location & Connections

Lockett Business Park is located on 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 approximately within 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 Pallet Track, 3PL, MDA and Poundland.



Description

The property is of modern portal frame construction and benefits from 5 m eaves, electric roller shutter doors, three-phase electricity and office accommodation. Externally, the property offers ample yard space and shared parking, with loading available to the front and rear.

There are a range of units close to Junction 24 & 25 of the M6 motorway. The units have undergone extensive refurbishment and are available for immediate occupation.

Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Units 1 & 2	Warehouse	18,329	Immediately	12,220
Total		18,329		

Further information

EPC
Units 1 & 2: B

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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