TO LET

Challenge Way | Martland Park | Wigan | WN5 0LD



Available **Q4 2026**

MP350

High Bay Distribution Warehouse

348,479 sq ft (32,375 sq m)

Plus separate offices - **47,174 sq ft** (4,383 sq m)

M6 J25/26



Description

Warehouse

- Comprehensively refurbished warehouse and offices
- 12m eaves
- Loading on 2 elevations
- 12 dock level loading doors
- 7 level loading doors
- 50—60 kn/sq m floor loading
- 1.5 MVA power supply
- Offices include air conditioning, ceilings and carpets
- Separate HGV and Car Park entrances
- Security gatehouse
- Up to 420 Car Parking Spaces

Separate Offices

- Comprehensively refurbished 3 storey offices
- Suspended ceilings including LED lighting
- Fully air conditioned
- Secure site

Specification

MP350

An impressive, future-ready distribution centre, combining high-quality design, with efficient, flexible space.

- 12m Eaves Height
- 12 x Dock Level & 7 x Level Loading Doors
- 420 car parking spaces
- Large Power Supply up to 1.5mva
- Up to 80m deep yards
- 2 x Secure Gated Entrances
- Air Conditioned Offices
- Heating, Lighting & Sprinklers
- BREEAM Very Good



Siteplan



47,174 sq ft
4,383 sqm

MP350



Accommodation

The building has been measured on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice (6th Edition).

UNITS	SQ M	SQ FT
Warehouse	29.401	316,470
Ancillary Offices	2,974	32,009
TOTAL	32,375	348,479
Separate Offices	4,383 (NIA)	47,174 (NIA)

Site area 18 acres (7.28 ha).

MP350





MP350







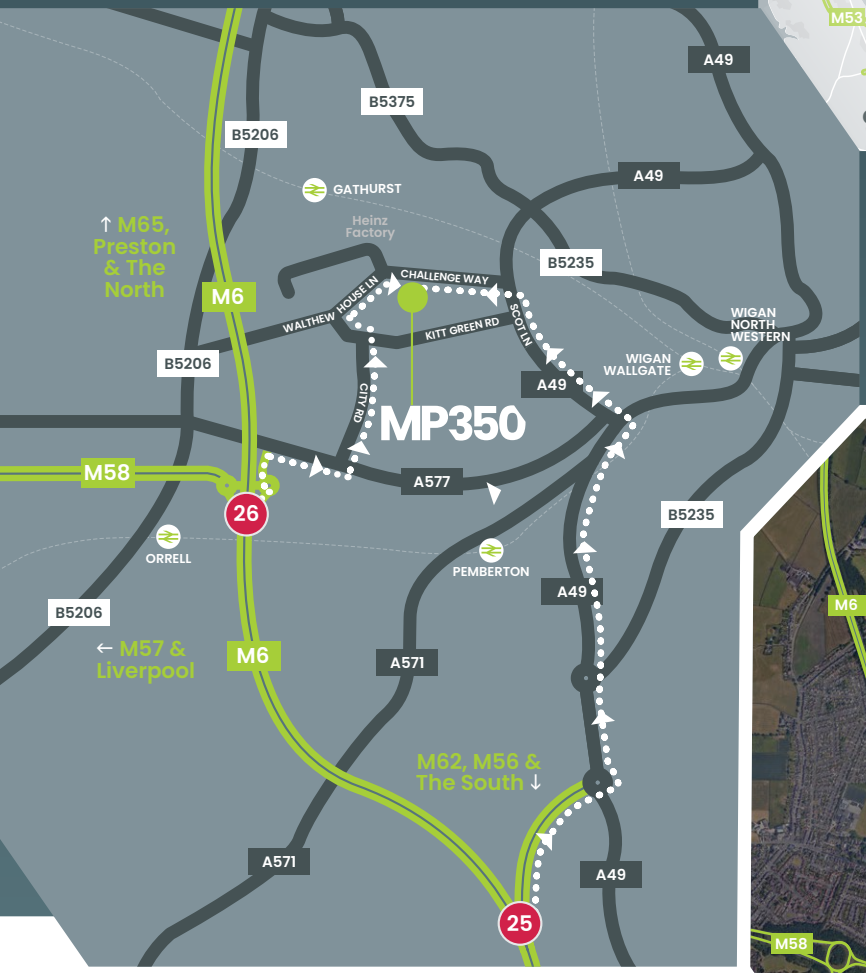






Location





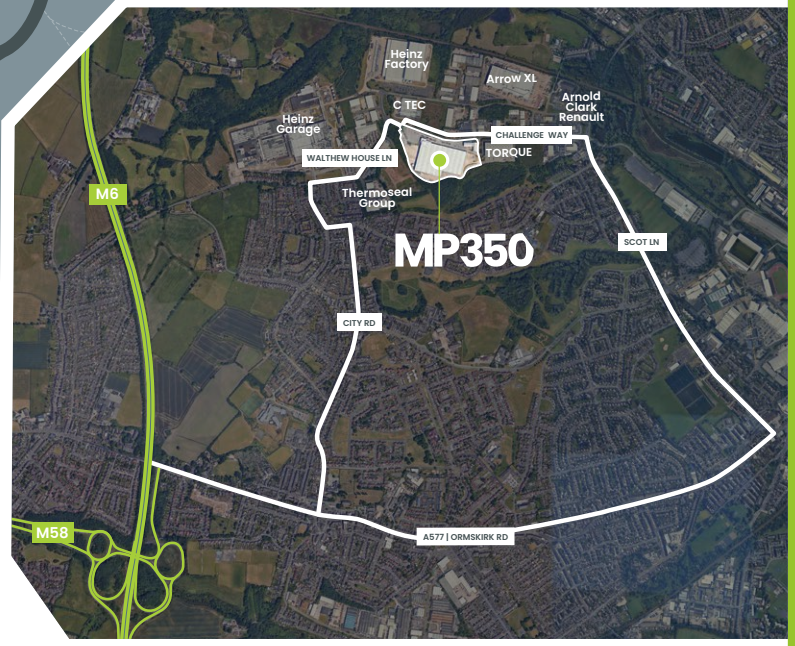
ASDA

JD GYMS

STARBUCKS

M&S FOODHALL

Holiday Inn Express



Wigan town centre
5 mins via A49

2 train stations
with regular services to London, Manchester & Liverpool

J26 M6 **7 mins via A557**
J25 M6 **10 mins via A49**

Manchester International Airport
30 minutes

Travel Distances

Wigan Town Centre	2.5 miles	8 mins
J25 M6	4 miles	7 mins
J26 M6/M58	4 miles	13 mins
Preston	20 miles	31 mins
Warrington	15 miles	31 mins
Liverpool	22 miles	45 mins
Manchester	25 miles	45 mins

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Further Information

Terms

For further information please contact the letting agents.

VAT

All prices will be exclusive of VAT.

Business Rates

Rateable Value April 2026 £3,010,000

EPCs

Certificates available on request.

All Enquiries

For further information please contact the letting agents in the first instance.

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