

# TO LET

Lockett Business Park

Wigan, WN4 8DE

**B8**  
REAL ESTATE



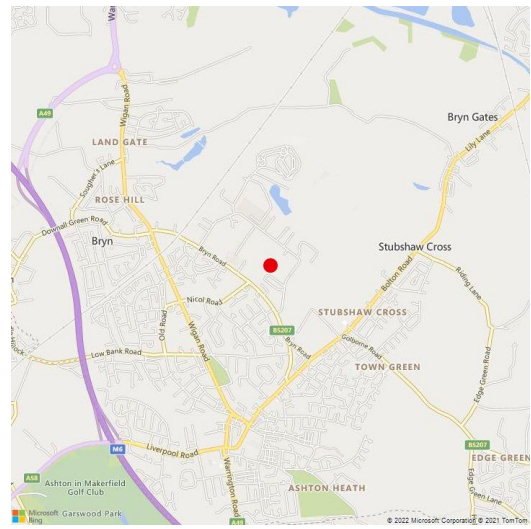
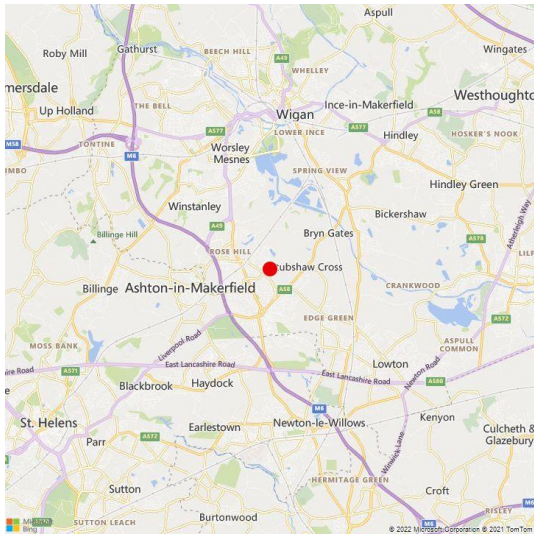
## **Industrial / Warehouse Units**

**7,427 Sq Ft – 25,756 Sq Ft**

- Units available individually or as a whole
- Dedicated Car Parking
- Electric operated roller shutter doors
- Extensively refurbished
- Situated approximately 2 miles from J25 M6

**01925 320 520**

[www.b8re.com](http://www.b8re.com)



## LOCATION

Lockett business Park is located on the 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 & 24 of the M6 motorway are both within (approximately) 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, Poundland, Essity & Stagecoach

## DESCRIPTION

The property is of modern portal frame construction and benefits from the following features:

- **Units 1&2**
- Rear access vi 3 roller shutter doors
- 2 x Electric operated roller shutter door
- Integral office accommodation
- Reinforced concrete floor
- W/C facilities
- Dedicated car parking
  
- **Unit 3**
- Rear access
- Electric operated roller shutter door
- Integral office accommodation
- Reinforced concrete floor
- W/C facilities
- Dedicated car parking
- 

Units 4, 5, 5A & 5B are all to be extensively refurbished and will be available Q2 2024

## ACCOMMODATION

	Sq M	Sq Ft
Unit 1 – 2	1702.8	18,329
Unit 3	689.9	7,427
Unit 4	1509.1	16,244
Unit 5	702	7,557
Unit 5A & 5B	561.5	6,044
<b>Total</b>	<b>5,165.30 sq m</b>	<b>55,601 sq ft</b>

## LEASE TERMS

Available by way of a new Tenants Full Repairing and Insuring Lease for a negotiable term.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## CONTACT

For further details or to arrange an inspection please contact: -

**Contact:** **Thomas Marriott**  
 Tel: 01925 320 520  
 Email: [thomas@b8re.com](mailto:thomas@b8re.com)

**Under Anti Money Laundering Regulations we are obliged to verify the identity of a proposed tenant/purchaser once a letting/sale has been agreed, prior to instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.**

PROPERTY MISDESCRIPTIONS ACT 1991 B8 Real Estate for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. The information contained within these Particulars has been checked and unless otherwise stated is believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be informed of any significant changes as soon as possible. 3. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith and are believed to be correct, but are made without responsibility and should not be relied upon as representations of fact. Intending Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract. 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. However, they have not been tested and therefore we give absolutely no warranty as to their condition or operation. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending Purchaser or Tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction. 6. The Vendors or Lessors do not make or give nor does the Agent nor any person in their employment, have any authority to make or give any representation or warranty whatsoever in relation to this property.

