

Glasshouse

BUSINESS PARK

WARRINGTON ROAD • WIGAN • WN3 6XB

Design & Build Industrial/Warehouse Opportunity
Up to 105,000 sq ft (9,755 sq m)



- Prominent position off Warrington Road, Wigan
- J25 of the M6 approx 1.1 miles
- Expected practical completion September 2022 subject to planning

TO LET

Glasshouse

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WIGAN • WN3 6XB

LOCATION

Glasshouse Business Park is located in a prominent main road position on Warrington Road the A49.

Junction 25 of the M6 is approximately 1.1 miles away providing immediate access to the national motorway network. The A49 is the main arterial route linking Wigan to the motorway together with other local towns including Ashton-in-Makerfield, Haydock and Newton-le-Willows. Wigan town centre is approximately 2 miles from the development.

SPECIFICATION

Warehouse:

- Eaves 12.5M
- Floor loading 50Kn/m²
- 2 x level access loading doors
- 10 x dock level loading doors
- 1 x 8 person lift
- 3 phase electricity/gas supply

Office:

- Comfort cooling
- Open plan office accommodation
- Recessed LED lighting
- Raised access flooring

External:

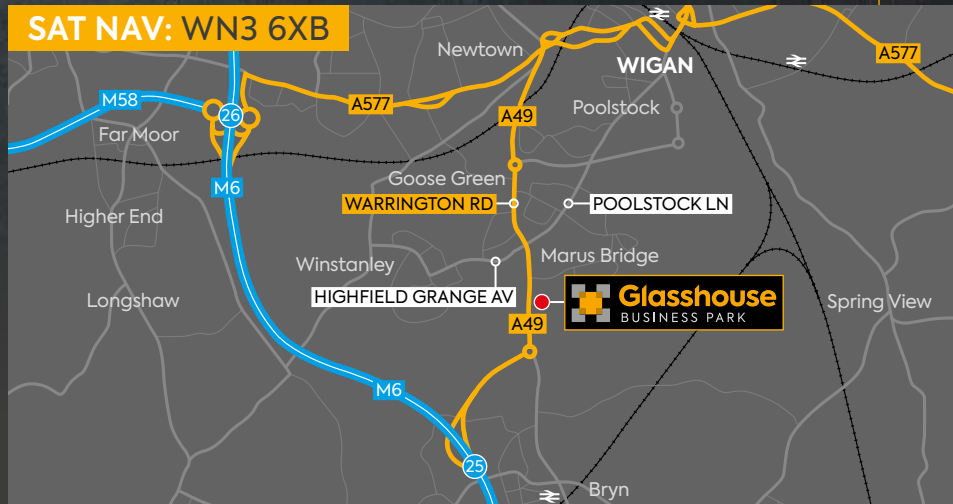
- Low maintenance soft landscaping
- Cycle store
- 90 dedicated car parking spaces

ACCOMMODATION

	SQ FT	SQ M
Warehouse	100,000	9,290
First Floor Office	5,000	465
Total GIA	105,000	9,755

DRIVE TIMES

Destination	Distance	Drive time
Junction 25, M6	1.1 miles	2 mins
Manchester	25 miles	33 mins
Liverpool	21 miles	40 mins
Leeds	63 miles	1h 15 mins
Birmingham	103 miles	2h 31 mins
Port Access		
Liverpool2	21 miles	40 mins



SERVICE CHARGE

The unit will be subject to a service charge which will be charged to cover the landscaping and general maintenance of the business park.

TERMS

The unit is available on a new full repairing and insuring lease for a term of years to be agreed. Full details and quoting rents are available on application.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices are exclusive of but will be subject to VAT at the appropriate rate.

FURTHER INFORMATION

For further information or to arrange a viewing please contact:

**AVISON
YOUNG**

0161 228 1001

RUTH LEIGHTON

07831 820 610

ruth.leighton@avisonyoung.com

JAMES GOODE

07891 810 260

james.goode@avisonyoung.com

**PARKINSON
REAL ESTATE**

01942 741800

DANIEL CRAWSHAW

07949 729 229

daniel.crawshaw@parkinsonre.com

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