

Industrial

To Let

INDUSTRIAL / WAREHOUSE UNITS

7,427 - 25,756 Sq ft



**Units 1&2 and Unit 3, Lockett Business Park
South Lancashire Industrial Estate
Ashton-in-Makerfield
Wigan, WN4 8DE**

- Within 1 mile of J25 of M6
- Secure fenced site
- Established Industrial Estate
- Units available individually or as a whole

**LITTLER
& ASSOCIATES**
01942 252803
www.littlerandassociates.co.uk

B8
01925 320 520
www.b8re.com

Industrial



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 & 25 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

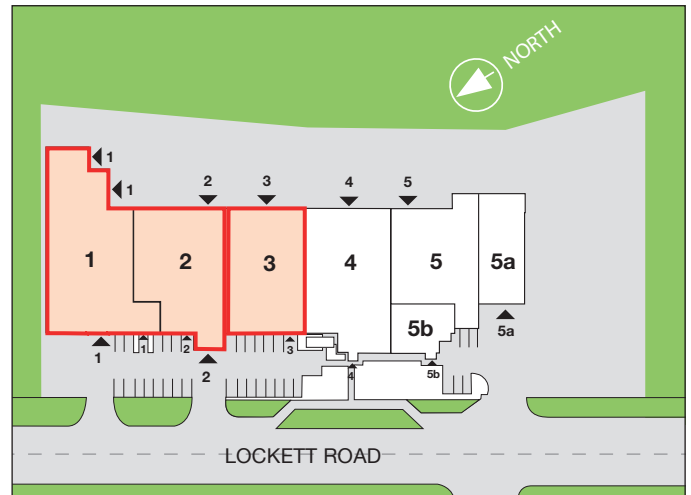
The properties are of modern portal frame construction and benefit from the following features;

Units 1&2

- Rear access via 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



Accommodation

| | | |
|-----------|--------------|--------------|
| Units 1&2 | 18,329 sq ft | 1,702.8 sq m |
| Unit 3 | 7,427 sq ft | 689.9 sq m |

EPC

An EPC has been prepared and is available upon request.

Availability

Available on new full repairing and insuring lease/s.

Terms / Rent

Available on application.

Services

All mains services are connected to the units.

Viewing

Strictly by appointment with the joint agents:

Tracy Myers
tracy.myers@littlerandassociates.co.uk

Thomas Marriott
thomas@b8re.com

All Enquiries

