

J25 & J26 - M6 MOTORWAY

# FOR SALE /TO LET PURPOSE BUILT REGIONAL DISTRIBUTION CENTRE

WHEATLEA INDUSTRIAL ESTATE,  
WHEATLEA ROAD,  
WIGAN **WN3 6BB**

**322,198 SQ FT**  
(29,941.26 SQ M)

ON SITE OF  
**25.97 ACRES**  
(10.513 HA)

POTENTIAL TO CREATE A CROSS DOCK FACILITY



28 DOCK LEVEL LOADING DOORS



6 DRIVE IN LOADING DOORS



MAJORITY OF THE WAREHOUSE  
IS CURRENTLY RACKED

2 STOREY OFFICES AND STAFF AMENITY  
INCLUDING CANTEEN

FULLY FENCED WITH CCTV  
AND GATEHOUSE ACCESS



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## WHEATLEA INDUSTRIAL ESTATE, WHEATLEA ROAD, WIGAN WN3 6BB

### LOCATION

THE PROPERTY IS LOCATED ON WHEATLEA ROAD, WHEATLEA INDUSTRIAL ESTATE WHICH OFFERS DIRECT ACCESS TO THE A49 WARRINGTON ROAD THE MAIN ARTERIAL ROUTE BETWEEN NEWTON-LE WILLOWS AND WIGAN TOWN CENTRE (3 MILES).

The A49 offers excellent access to J25 of the M6 which is within 2 miles and the A580 East Lincs which is also less than 4 miles distant.

Nearby occupiers include Premier Inn, SCA Packaging and Poundland. Wigan is also home to household names such as Heinz and Makita UK.



### DESCRIPTION

THE PROPERTY COMPRISES A LARGE DETACHED PURPOSE BUILT DISTRIBUTION FACILITY OF STEEL PORTAL FRAME CONSTRUCTION BUILT APPROXIMATELY 31 YEARS AGO.

- Metal clad elevations and profile metal clad roof
- Height to underside of haunch
  - 12.18m in the main warehouse
  - 7.3 m in the loading bay areas
- 28 Dock loading doors
- 6 level access doors
- 334 Kva Power Supply
- 50 KN/sq.m floor loading
- 50 m deep service yard
- 2 Storey Offices
- Staff Canteen
- LED lighting
- 104 HGV parking spaces
- Former VMU (Disused)
- Former Fuelling Station (Decommissioned)
- CCTV and fully fenced site with gatehouse access
- EPC Rating of E, a copy of which is available on request
- The warehouse is ¾ racked and has the benefit of an in rack sprinkler system
- The current racking system insitu can hold 19,617 pallet spaces.

### ACCOMMODATION

OFFICES	SQ M	SQ FT
Main Two Storey Offices :-	1,534.44	16,512
Two Storey Offices Mid section	317.16	3,413
Internal Warehouse Office	40.80	439
Warehouse Office Drive in access section	186.93	2,011
MAIN WAREHOUSE	SQ M	SQ FT
Ambient Section	10,279.19	110,614
Loading Bay Ambient Section	1,938.19	20,856
Chill Section 1	6,361.34	68,454
Chill Section 2	4,010.80	43,160
Loading Bay Chill Section	2,281.49	24,551
Loading Bay Level Access section	963.51	10,368
Workshop Drive in access area	384.24	4,135
Battery Bay	919.79	9,898
Plant Room	723.38	7,784
TOTAL AREA	29,941.26	322,198
Canopy 1	974.04	10,481
Canopy 2	418.67	4,505



### SITE AREA

THE ENTIRE SITE IS  
c.10.513 HA (25.97 ACRES)

The main yard area is typically of concrete finish, however there is a car parking area with tarmac finish to the front of the office block.



### RATING

We understand the unit has a rateable value of £980,000. For 2022/2023 rates payable - please make your own enquiries to Wigan Council rating department.

### TERMS

The property is available available on a leasehold and Freehold basis on terms to be agreed.

### VIEWING

For viewings and further information please contact:  
**John Sullivan**  
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