

NEW LOGISTICS & INDUSTRIAL BUILDINGS
190,000 & 110,000 SQ FT
READY Q4 2022
BUILT TO SUIT OPTIONS ALSO AVAILABLE

SYMMETRY PARK

WIGAN / M6 J25



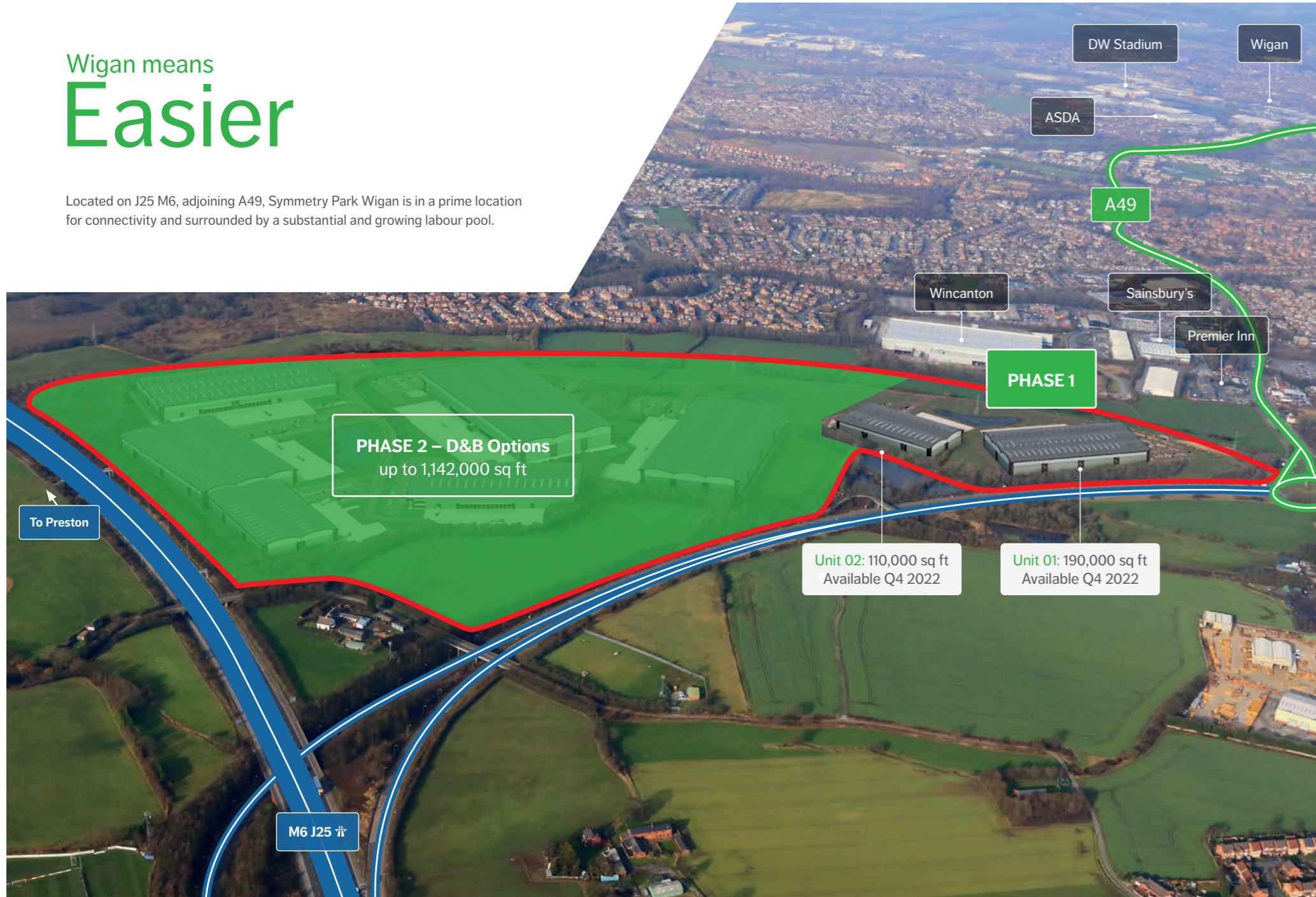
tritaxsymmetry.com/wigan

 **TRITAX SYMMETRY**
A TRITAX BIG BOX COMPANY



Wigan means Easier

Located on J25 M6, adjoining A49, Symmetry Park Wigan is in a prime location for connectivity and surrounded by a substantial and growing labour pool.



Designed to Deliver

Symmetry Park Wigan comprises of 140 acres of consented B8 use land.

Phase 1; detailed consent for 300,000 sq ft across two units.

Phase 2; outline consent for up to 1,142,000 sq ft available for build to suit options.



Connections don't come any Closer

Welcome to distribution... but better!

Symmetry Park Wigan provides warehouse / distribution space strategically located close to junction 25 of the M6, benefitting from direct frontage to the A49, with excellent access to Wigan, Liverpool, Manchester and the national motorway network.

Travel Time Zones from WN3 6XB (max. 50mph)

- 1 HOUR
- 2 HOURS
- 3 HOURS
- 4 HOURS



Road

Road	Distance	Time
Wigan Town Centre	3 miles	10 mins
Liverpool	19 miles	45 mins
Manchester Central	21 miles	40 mins
Preston	24 miles	42 mins
Leeds	62 miles	1 hr 10 mins
Sheffield	69.1 miles	1 hr 45 mins
Birmingham	87.5 miles	1 hr 36 mins
London	201 miles	4 hrs
Glasgow	207 miles	3 hrs 16 mins

Airports

Airport	Distance	Time
Manchester Airport	26 miles	36 mins
East Midlands Airport	89.9 miles	1 hr 49 mins
Birmingham Airport	97.7 miles	2 hrs

Seaports

Port	Distance	Time
Port of Liverpool	23 miles	38 mins
Port of Hull	117 miles	2 hrs 11 mins

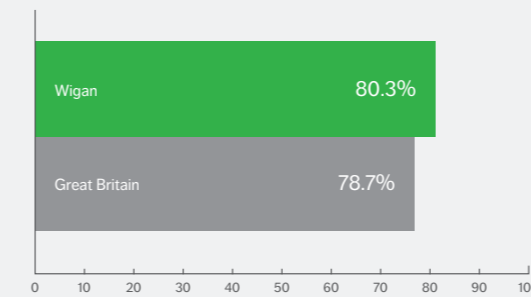
Source: Google Maps, travel times are approximate

Numbers don't come any Greater

Labour

Wigan has the fourth highest employee base in Greater Manchester, but with a wage rate lower than the regional average, labour costs are attractive as are the mix of skills available.

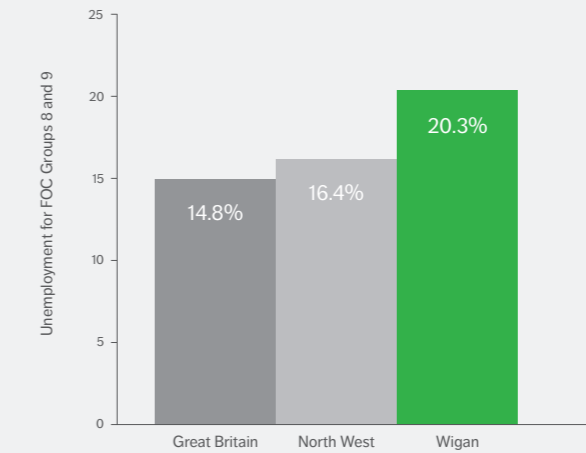
80.3% of Wigan residents are economically active compared with the Great Britain average of 78.7%.



Source: Nomis 2021

Employment Data

Unemployment for FOC groups 8 and 9 (process/machine operatives and unskilled labour).



Source: Nomis 2021

Average Weekly Wage

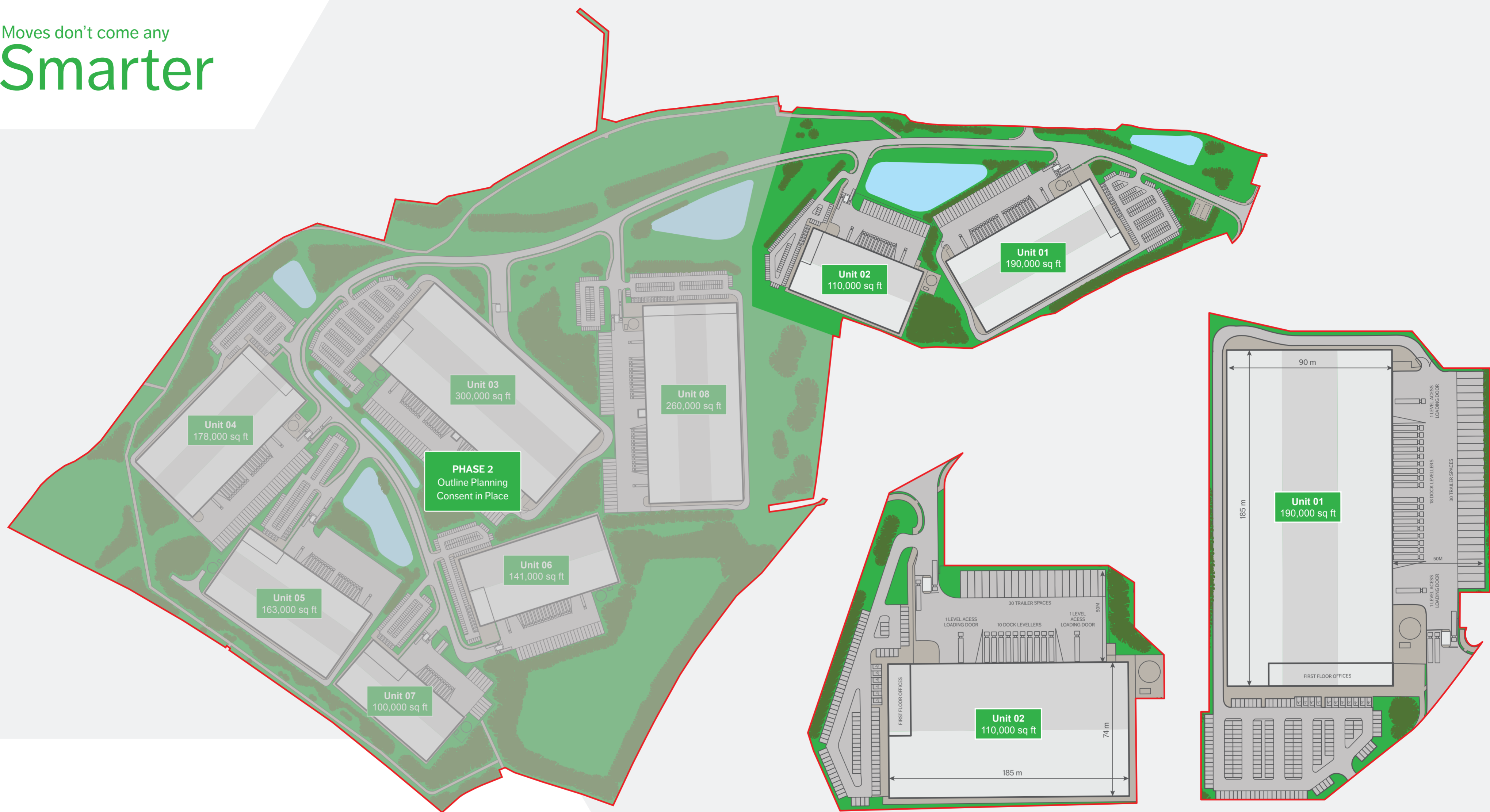


Source: Nomis 2017

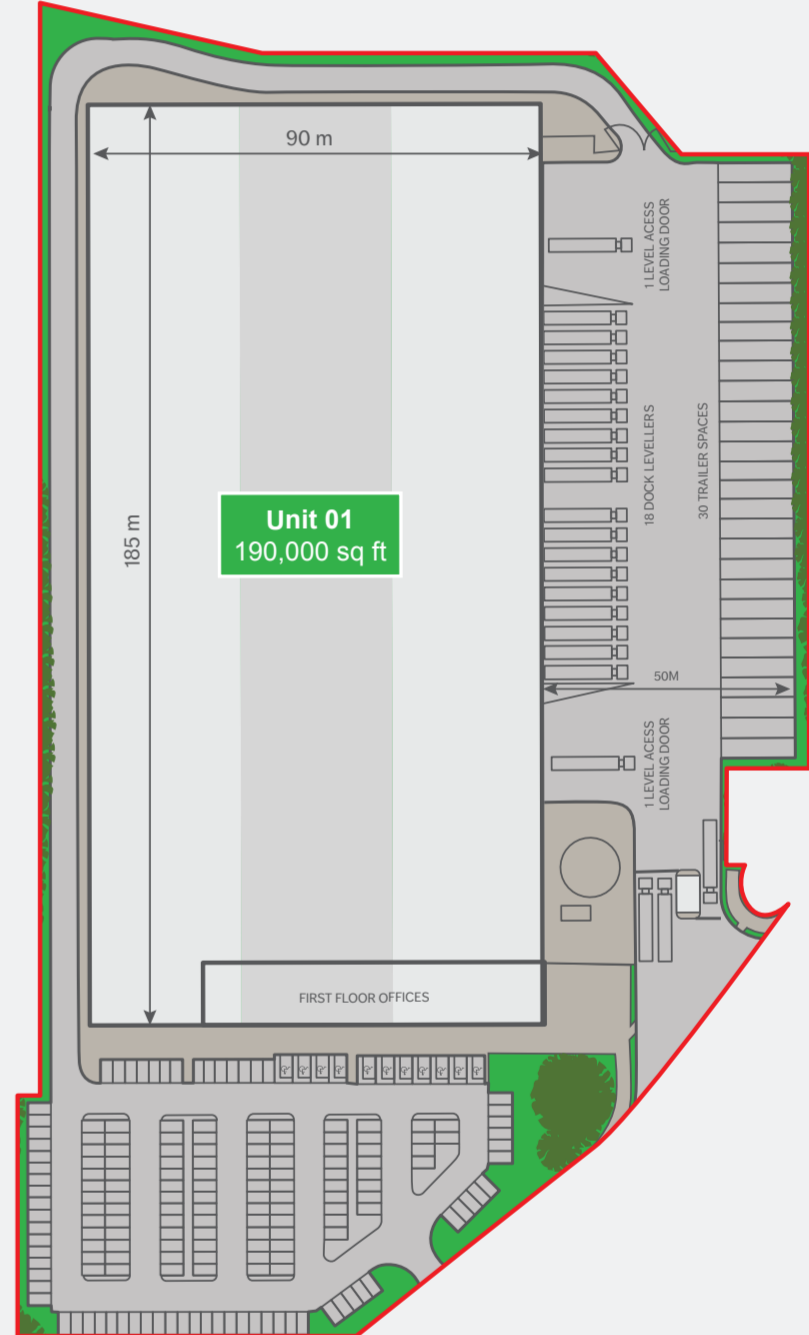
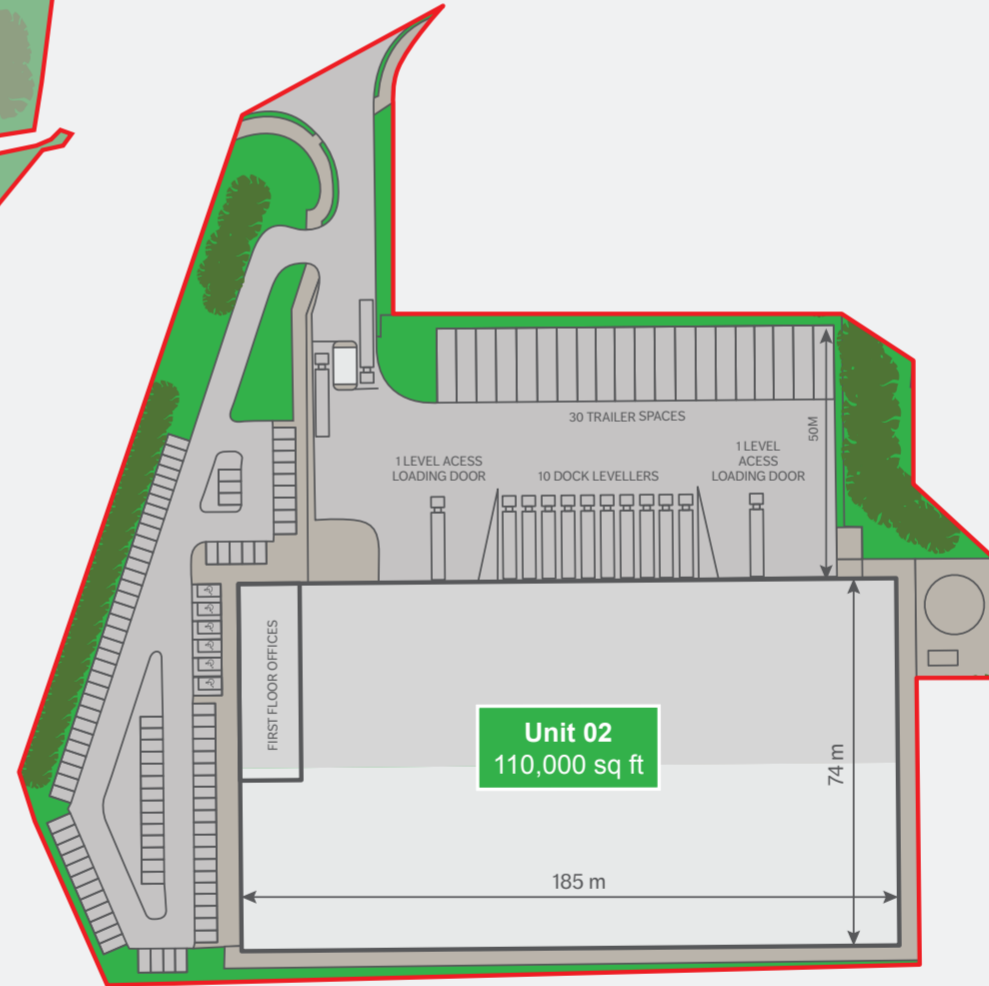
Key Local Employers



Moves don't come any
Smarter



PHASE 2
Outline Planning
Consent in Place



Sustainability

- Delivered to Net Zero Carbon in Construction
- BREEAM rating 'Very Good'
- EPC A rating
- Electric vehicle charging points
- PV solar power generation
- LED lighting
- Water saving taps, dual flush WCs and shower

Warehouse & Externals

- 50 kN/m² floor loading
- Secure gated and fenced 50m yard
- Ability to install sprinkler tank (tenant cost)
- Excellent signage opportunities
- High quality external elevation materials
- High quality landscaped environment

Offices

- Grade A offices with air conditioning
- Raised access floors
- Metal tile suspended ceiling
- LED lighting with PIR movement control
- Double-height glazed reception area
- Fitted kitchenette
- 8 person lift
- Revolving entrance door

Unit 02

Warehouse	105,000 sq ft	9,754 sq m
Offices	5,000 sq ft	465 sq m
Total	110,000 sq ft	10,219 sq m
Site Area		8.43 acres
Car Parking Spaces		102
Trailer Parking Spaces		30
Clear Height		12m
No. of Dock Levellers		10
No. of Level Entry Doors		2
Yard Depth		50m

Unit 01

Warehouse	181,000 sq ft	16,815 sq m
Offices	9,000 sq ft	836 sq m
Total	190,000 sq ft	17,651 sq m
Site Area		10.42 acres
Car Parking Spaces		177
Trailer Parking Spaces		30
Clear Height		15m
No. of Dock Levellers		18
No. of Level Entry Doors		2
Yard Depth		50m

SYMMETRY PARK

WIGAN / M6 J25



SAT NAV: WN3 6XB

Terms

Please contact the joint sole agents for further details.

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