



MERIDIAN 6 WIGAN

WHAT3WORDS
///GRID.POINTS.SAFE

ACCESS VIA M6 JUNCTIONS 23/24 & 25
BOLTON ROAD, ASHTON IN MAKERFIELD
WIGAN, GREATER MANCHESTER
WN4 8AB

FOR SALE:

PRIME NORTH WEST INDUSTRIAL
DEVELOPMENT OPPORTUNITY

625,000 SQ FT
ON A SITE OF 45 ACRES

Full outline planning permission granted
with detailed consent for means of access

Signed Section 106 Agreement

For sale as a whole. The sale of serviced
plots would also be considered

Available for immediate delivery



GERALDEVE



A PRIME NORTH WEST INDUSTRIAL DEVELOPMENT OPPORTUNITY

Development overview

- **625,000 sq ft on a 45 acre site.**
- Highly established industrial location adjacent to South Lancs Industrial Estate.
- Unrivalled connectivity being within 2 miles of Junctions 23, 24 & 25 of the M6, providing immediate access to the regional and national motorway network.
- Full outline planning permission with detailed consent for means of access granted May 2023 for up to 625,000 sq ft GIA.
- Capable of supporting a variety of industrial, warehouse and distribution uses.
- All mains services available including 4 MVA power supply secured, up to 23 MVA power supply is available.
- Comprehensive technical pack and site surveys available.
- Freehold.
- Offers are invited on the whole site. The sale of serviced plots would also be considered.





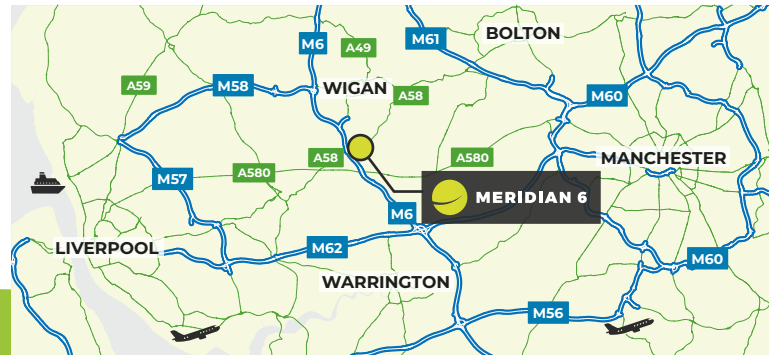
MERIDIAN 6 WIGAN



STRATEGIC LOCATION

Site location

The site sits within Wigan, part of Greater Manchester – 21 miles to Manchester, 21 miles to Port of Liverpool, 10 miles to Warrington and 10 miles to Bolton.



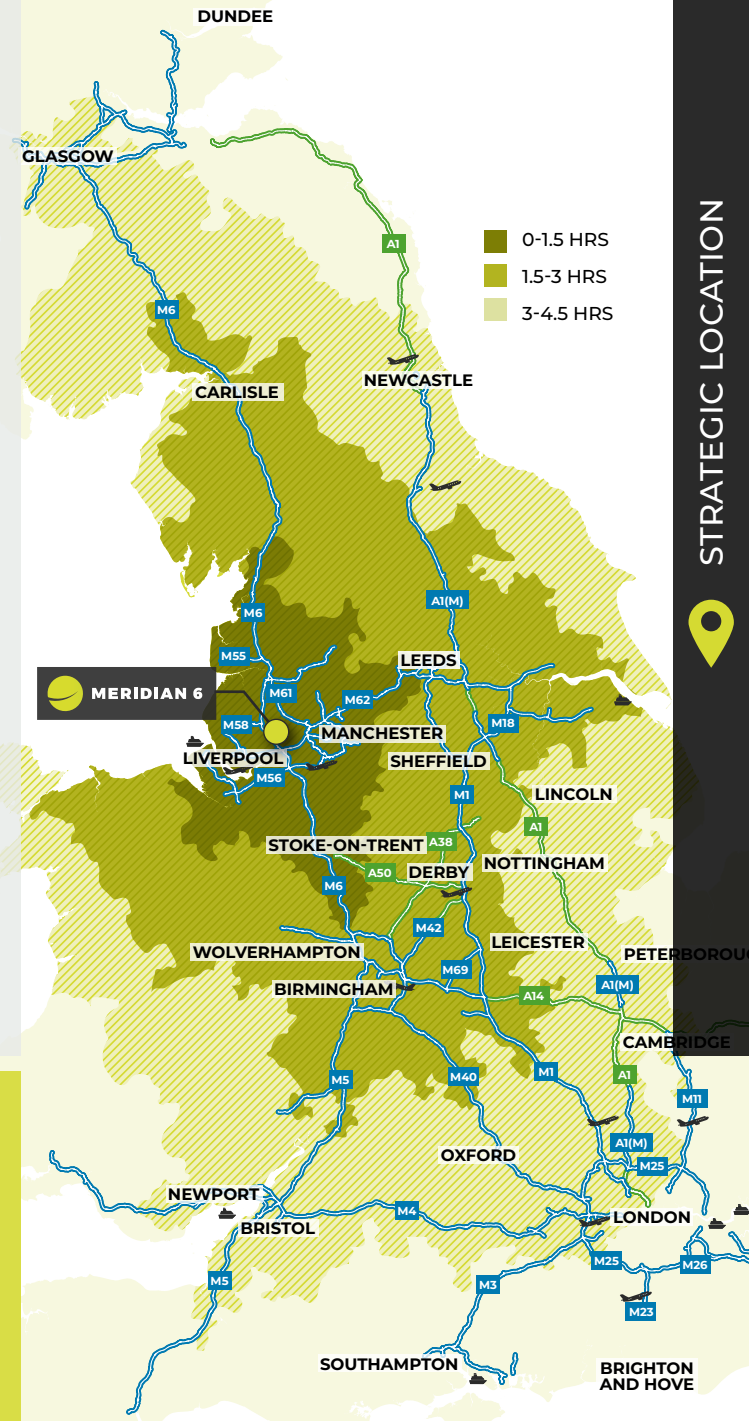
Drivetimes

	Miles	Hrs/mins
M6 J24	2	8
M6 J23/A580	2.4	9
M6 J25	3.3	6
M58	5.4	14
J6/M61	7.7	20
M6/M62 Intersection	8.8	18

	Miles	Hrs/mins
Wigan town centre	4.3	12
Warrington	10	25
Liverpool	18	35
Manchester	21	40
Birmingham	86	1 hr 30
London	205	3 hrs 20

	Miles	Hrs/mins
Manchester Airport	23.5	35
East Midlands Airport	90	1 hrs 40
London Stansted	204	3 hrs 20

	Miles	Hrs/mins
Port of Liverpool	21	35
Port of Hull	111	2 hrs 10

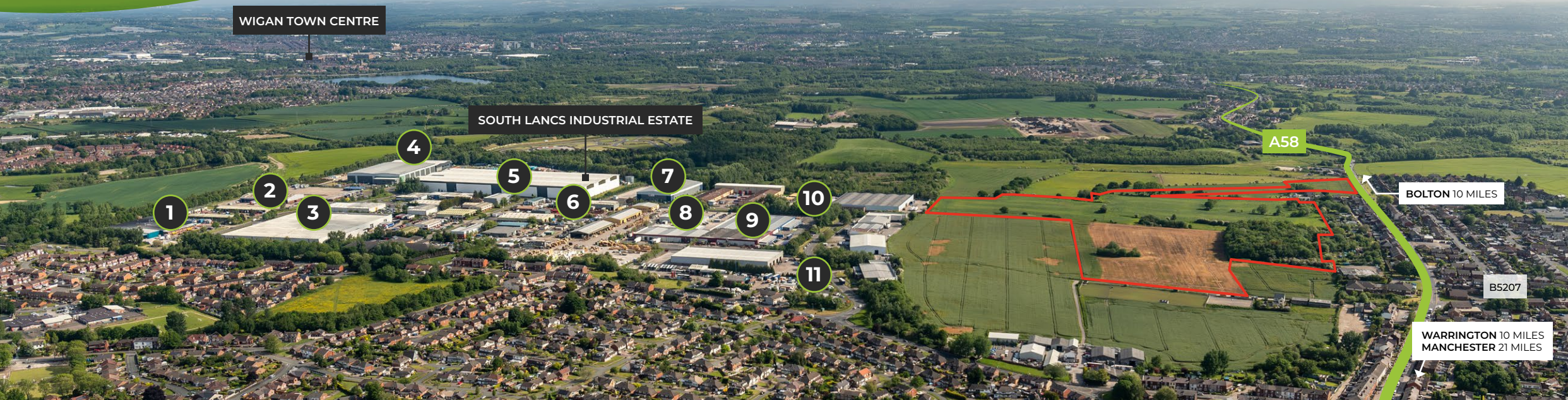


STRATEGIC LOCATION





ESTABLISHED INDUSTRIAL LOCATION



ESTABLISHED LOCATION

Local occupiers

Strategically positioned, Meridian 6 is an extension to the well established South Lancs Industrial Estate, within 2 miles of M6 J24 and 2.4 miles of M6 J23/A580, providing immediate access to the regional and wider national motorway network.

- 1 **Flemings Zeelandia**
- 2 **Stagecoach**
- 3 **essity**
- 4 **3PL**
- 5 **Poundland**
- 6 **RBE MOTORS**
- 7 **COMPAGNIE FRUITIERE**
- 8 **freshdirect**
- 9 **3PL**
- 10 **Snuggledown**
- 11 **PALLET TRACK**



LOCAL WORKFORCE



Meridian 6 is a substantial and deliverable contribution to Wigan's employment land provision, providing growth and economic prospects for the area.

The scheme supports the social well-being of the community and environmentally would place much needed jobs close to residents.

The location is readily accessible to an extensive residential area, reducing reliance up on car use whilst promoting sustainable travel to work through cycling, walking and bus connections for the local labour force.

Provides for a positive biodiversity net gain with measures achieved on site combined with off-site supplements.

BREEAM ratings and electric vehicle charging provision look to provide an environmental benefit by promoting low carbon development.

Highly established industrial location given its strategic position on the national motorway network, low cost of labour and manufacturing/logistics focused workforce.

Population

Wigan
329,800

North west
7.3 million

60 minute drive time
9.6 million

North West Labour Supply

60 minute drive time
7.0 million

Economically active
3.62 million

Working age population
4.5 million

Local employment

80% Local population employed or seeking employment

19% Local population employed in unskilled labour/machine operatives

9.4% Local population employed in manufacturing

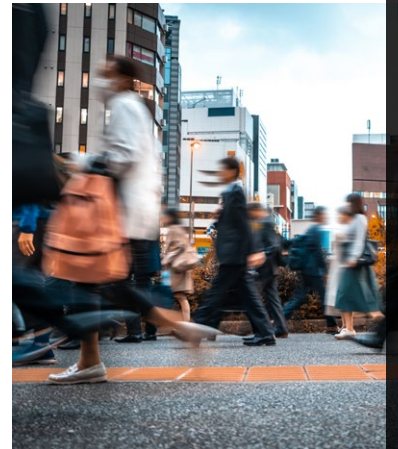
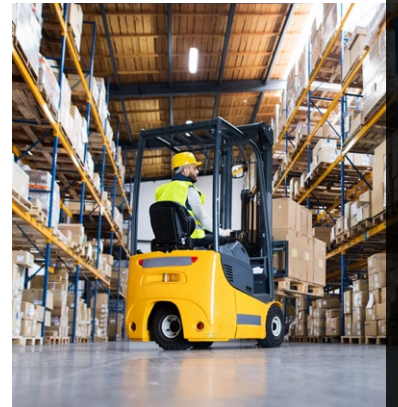
Local Salaries

Average weekly salaries

£496.50

10.7% Average salary discount in comparison to the North West

15.1% Average salary discount in comparison to the UK average





MERIDIAN 6 WIGAN

M6 J24

M6 J25

Unit 1C

Unit 1B

Unit 1D

Unit 1F

Unit 1G

Unit 1A

Unit 2A

Unit 2D

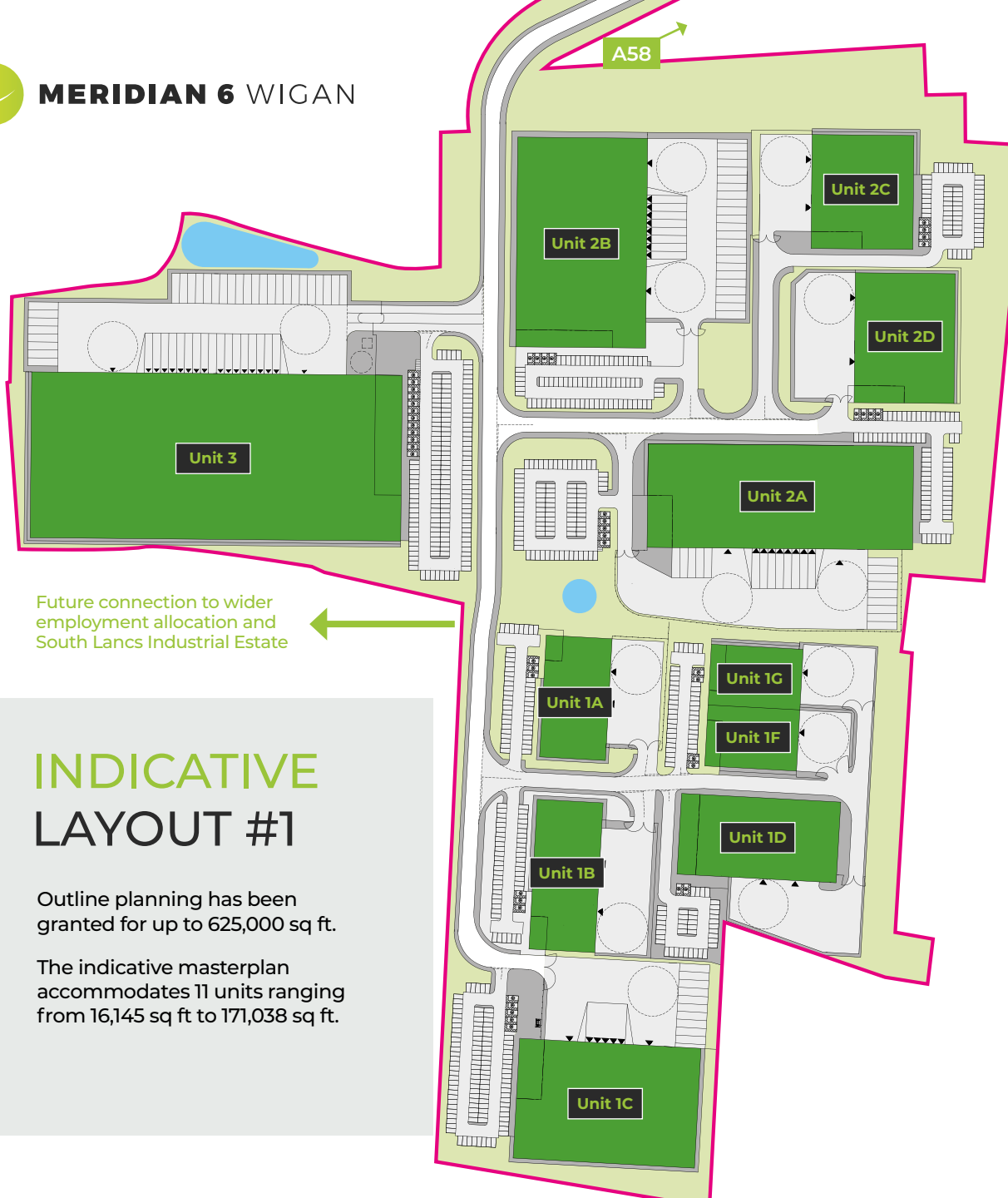
Unit 2C

Unit 3

Unit 2B

INDICATIVE LAYOUT #1

11 unit scheme
Units from 16,145 sq ft to 171,038 sq ft.



Total 569,802 sq ft

A proposed schedule of accommodation is outlined below:

Unit 1A

Ground Floor	20,666 sq ft
First Floor	1,033 sq ft
Total GIA	21,700 sq ft

Parking	49
Eaves height	8m

Unit 1B

Ground Floor	25,488 sq ft
First Floor	1,377 sq ft
Total GIA	26,866 sq ft

Parking	51
Eaves height	8m

Unit 1C

Ground Floor	57,156 sq ft
First Floor	3,810 sq ft
Total GIA	60,966 sq ft

Parking	116
Eaves height	12.5m

Unit 1D

Ground Floor	33,508 sq ft
First Floor	3,746 sq ft
Total GIA	37,254 sq ft

Parking	43
Eaves height	10m

Unit 1F

Ground Floor	14,456 sq ft
First Floor	1,689 sq ft
Total GIA	16,145 sq ft

Parking	23
Eaves height	8m

Unit 1G

Ground Floor	14,456 sq ft
First Floor	1,689 sq ft
Total GIA	16,145 sq ft

Parking	23
Eaves height	8m

Unit 2A

Ground Floor	72,462 sq ft
First Floor	3,293 sq ft
Total GIA	75,755 sq ft

Parking	100
Eaves height	12.5m

Unit 2B

Ground Floor	71,644 sq ft
First Floor	4,163 sq ft
Total GIA	75,777 sq ft

Parking	78
Eaves height	12.5m

Unit 2C

Ground Floor	30,139 sq ft
First Floor	2,152 sq ft
Total GIA	32,291 sq ft

Parking	61
Eaves height	10m

Unit 2D

Ground Floor	33,755 sq ft
First Floor	2,110 sq ft
Total GIA	35,865 sq ft

Parking	73
Eaves height	10m

Unit 3

Ground Floor	162,890 sq ft
First Floor	8,148 sq ft
Total GIA	171,038 sq ft

Parking	168
Eaves height	12.5m

Total 11 Units

Ground Floor	536,592 sq ft
First Floor	33,210 sq ft
Total GIA	569,802 sq ft

INDICATIVE LAYOUT #1

Outline planning has been granted for up to 625,000 sq ft.

The indicative masterplan accommodates 11 units ranging from 16,145 sq ft to 171,038 sq ft.



MERIDIAN 6 WIGAN

M6 J24

M6 J25

Unit 4

Unit 3

Unit 1

Unit 2

INDICATIVE LAYOUT #2

4 unit scheme
Units from 63,300 sq ft to 256,000 sq ft.



INDICATIVE LAYOUT #2

The indicative masterplan accommodates four units ranging from 63,300 sq ft to 256,600 sq ft, including 50 metre deep yards to all units.

Total 625,000 sq ft

A proposed schedule of accommodation is outlined below:

Unit 1

Ground Floor 162,890 sq ft

First Floor 8,110 sq ft

Total GIA 171,000 sq ft

Parking 168

Eaves height 15m

Unit 2

Ground Floor 243,800 sq ft

First Floor 12,800 sq ft

Total GIA 256,600 sq ft

Parking 292

Eaves height 15m

Unit 3

Ground Floor 126,900 sq ft

First Floor 7,200 sq ft

Total GIA 134,100 sq ft

Parking 168

Eaves height 12.5m

Unit 4

Ground Floor 60,300 sq ft

First Floor 3,000 sq ft

Total GIA 63,300 sq ft

Parking 95

Eaves height 12.5m

Total 4 Units

Ground Floor 593,890 sq ft

First Floor 31,110 sq ft

Total GIA 625,000 sq ft





MERIDIAN 6 WIGAN

M6 J24

M6 J25

Unit 1

Unit 2

Unit 3

INDICATIVE LAYOUT #3

3 unit scheme

Units from 53,152 sq ft to 400,348 sq ft.



INDICATIVE LAYOUT #3

The indicative masterplan accommodates three units ranging from 55,152 sq ft to 400,348 sq ft.



Total 625,000 sq ft

A proposed schedule of accommodation is outlined below:

Unit 1

Ground Floor	49,944 sq ft
First Floor	3,207 sq ft
Total GIA	53,152 sq ft
Parking	80
Eaves height	12.5m

Unit 2

Ground Floor	380,058 sq ft
First Floor	10,000 sq ft
Second Floor	10,000 sq ft
Gatehouse	290 sq ft
Total GIA	400,348 sq ft
Parking	427
Eaves height	15m

Unit 3

Ground Floor	162,890 sq ft
First Floor	8,320 sq ft
Gatehouse	290 sq ft
Total GIA	171,210 sq ft
Parking	168
Eaves height	15m

Total 3 Units

Ground Floor	592,892 sq ft
First Floor	21,527 sq ft
Second Floor	10,000 sq ft
Gatehouse	580 sq ft
Total GIA	625,000 sq ft

THE DETAILS

Data Room

Interested parties will be provided with access to a data room upon request.

Tenure

Freehold.

AML

Purchasers will be required to provide information to satisfy the Anti-Money Laundering Regulations when Heads of Terms are agreed.

Proposals

Offers are invited on the whole site and will be treated by way of a corporate transaction.

The sale of serviced plots will also be considered.

ACCESS TO THE SITE

WHAT3WORDS
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ACCESS VIA M6 J23/J24 & J25,
BOLTON ROAD,
ASHTON IN MAKERFIELD,
WIGAN, GREATER MANCHESTER,
WN4 8AB



FURTHER INFORMATION

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