Worthington Way Trade Park

Worthington Way, Wigan WN3 6XJ

To Let

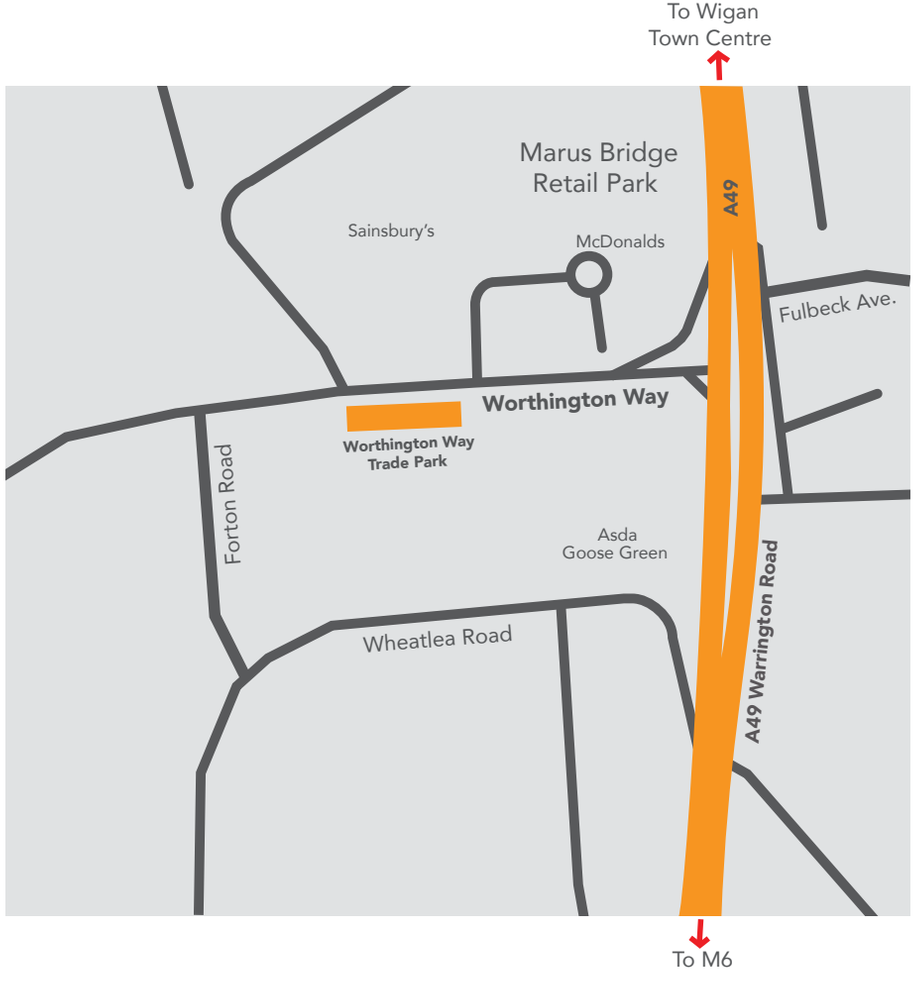
5 Brand New Trade Park Units in Wigan,
totalling 1170 sq.m. / 12,590 sq.ft.

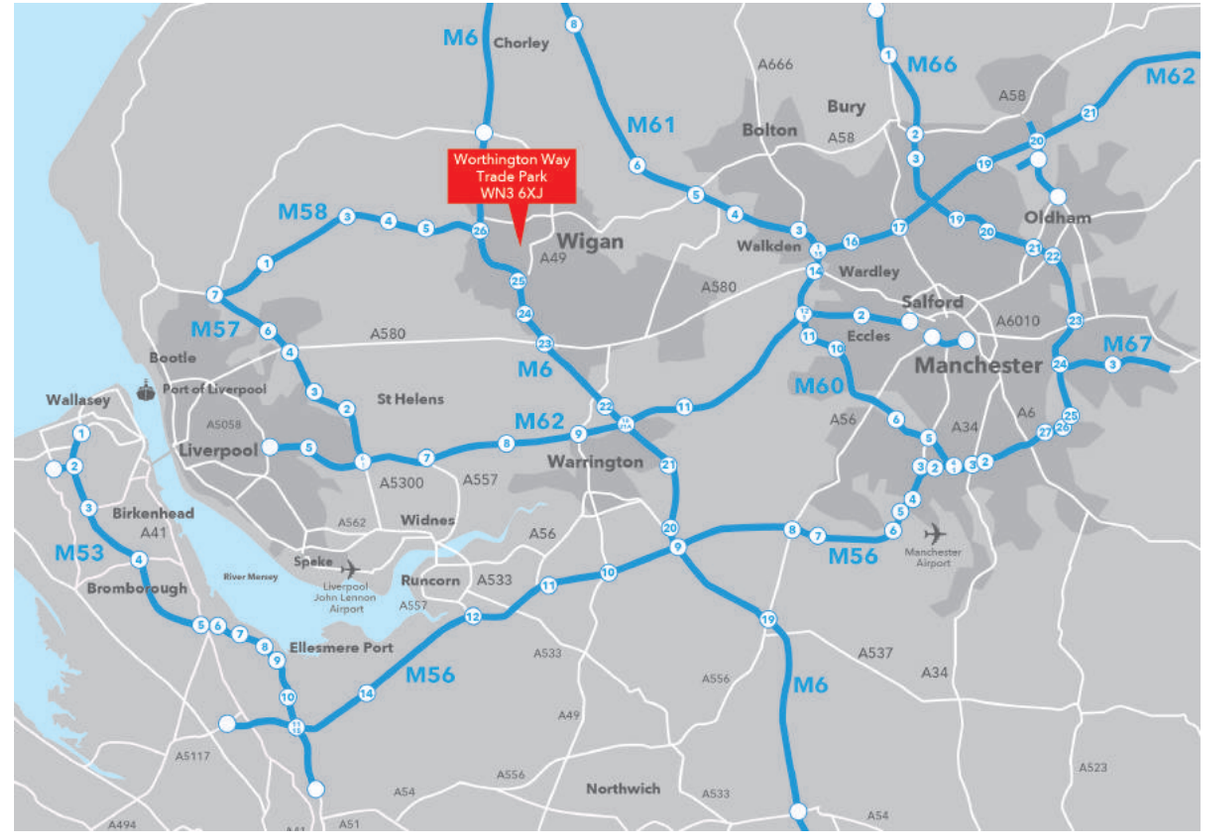
To Let

Worthington Way
Trade Park

Location and Situation

The trade park is prominently located just off the A49 Warrington Road, Wigan directly opposite Sainsbury's and McDonalds at Marus Bridge Retail Park. Access to the M6 motorway at Junction 24 is only half a mile south and Wigan town centre is 2.5 miles to the North.





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Description

A new terrace of trade park units with the following specifications:

- Mains 3 phase electric – 60kVA
- Gas fired or air source heating to warehouse/trade area
- Brew station
- Ladies and gents toilets (including a disabled toilet)
- Insulated roller shutter
- Part brick/Kingspan cladding
- Steel portal frame
- 20% rooflights
- Security alarm
- 36 on site car parking spaces

Accommodation

Unit 1	266.8sq.m.	2870sq.ft.
Unit 2	184sq.m.	1950sq.ft.
Unit 3	268.65sq.m.	2890sq.ft.
Unit 4	184sq.m.	1950sq.ft.
Unit 5	266.8sq.m.	2870sq.ft.
Total:	**1170sq.m.**	**12590sq.ft.**

Site Plan

Worthington Way
Trade Park

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Services

Mains services are available to the development including three phase electricity, gas, mains water and drainage.

Energy Performance Certificate

An Energy Performance Certificate will be prepared once the building is practically complete.

Rateable Value

The rateable value will be assessed on completion. Subsequently, interested parties should make their own enquiries with the Local Rating Department.

Lease Terms

The building/units are available to let on full repairing and insurance terms at commencing rents of £12 per sq.ft.

Timeline

The development is planned to start in September 2022, with completion March 2023.

VAT

All prices are exclusive of, but may be liable to VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Contacts

Please contact the Agents for any further information or if you would like to arrange to view.

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Commercial Property

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