

# Lockett Business Park Ashton-in-Makerfield

Available to Let  
Warehouse

3,473 - 22,987 sq ft ( 323 - 2,136 sq m )

Electric roller shutter doors

New replacement roof

Yard space

Integral office accommodation

Three-phase electricity

5 m eaves height

# Lockett Business Park

South Lancashire Industrial Estate Ashton-in-Makerfield WN4 8DE



## Description

The property is of modern portal frame construction and benefits from 5 m eaves, electric roller shutter doors, three-phase electricity and office accommodation. Externally, the property offers ample yard space and shared parking. There are a range of units close to Junction 24 & 25 of the M6 motorway. The units have undergone extensive refurbishment and are available for immediate occupation.

## Location

Lockett Business Park is located on 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 approximately within 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 and Poundland.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 4	Warehouse	9,386	872	Immediately
Unit 5	Warehouse	10,128	941	Immediately
Unit 6	Warehouse	3,473	323	Immediately
<b>Total</b>		<b>22,987</b>	<b>2,136</b>	

**Mileway**