

Industrial

UNIT 7 | OTTERWOOD SQUARE

Martland Mill Industrial Estate, Wigan, WN5 0LF

UNIT 7 | 1,436 SQ FT

Industrial Unit

This modern unit is a flexible space benefitting from 3 phase power, WC facilities, and 24 hour access. Well suited for a range of business needs to include light industrial, warehouse, retail/trade counter, and simple storage space. Situated on Otterwood Square, the unit also benefits from the additional security of a perimeter secured by palisade fencing. The estate also contains a separate staff/customer parking area.

Lease Type

New



Unit Summary

- 3 Phase Power
- 24 Hour Access
- Well Maintained Estate
- Flexible Space
- WC Facilities
- Dedicated Car Parking

[View Floor Plans](#)

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£15,400.00	£10.72
Rates	£4,910.00	£3.42
Maintenance Charge	£3,174.00	£2.21
Insurance	£574.40	£0.40
Total Cost	£24,058.40	£16.75

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

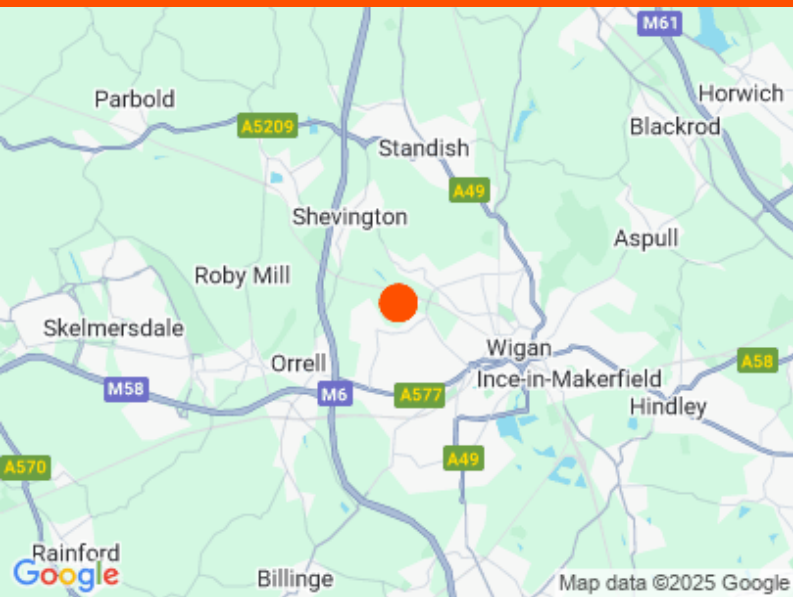
→ For more info please visit: unit.info/UIP0101080

+44(0) 808 169 7554

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Location

The property is situated off Fourmarts Road, in a well-established industrial area to the north west of the town centre known as Martland Mill. The property is approximately 1 km from junction 26 of the M6 (leading to Manchester, Preston and Warrington) and 3km from the M58 (leading to Liverpool).



Road
M58: 1 mile



Airport
Liverpool John Lennon: 20 miles



Rail
Manchester: 28 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (46)



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Key Contact



Carola Parrino

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."



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