

TO LET

Challenge Way | Martland Park | Wigan | WN5 0LD

Available **Q4 2026**

MP350

High Bay Distribution Warehouse

348,479 sq ft (32,375 sq m)

Plus separate offices - **47,174 sq ft** (4,383 sq m)



M6 J25/26



Description

Warehouse

- Comprehensively refurbished warehouse and offices
- 12m eaves
- Loading on 2 elevations
- 12 dock level loading doors
- 7 level loading doors
- 50–60 kn/sq m floor loading
- 1.5 MVA power supply
- Offices include air conditioning, ceilings and carpets
- Separate HGV and Car Park entrances
- Security gatehouse
- Up to 420 Car Parking Spaces

Separate Offices

- Comprehensively refurbished 3 storey offices
- Suspended ceilings including LED lighting
- Fully air conditioned
- Secure site

Specification

An impressive, future-ready distribution centre, combining high-quality design, with efficient, flexible space.



12m Eaves Height



12 x Dock Level
& 7 x Level
Loading Doors



420 car parking
spaces



Large Power Supply
up to 1.5mva



Up to 80m
deep yards



2 x Secure Gated
Entrances



Air Conditioned
Offices



Heating, Lighting
& Sprinklers

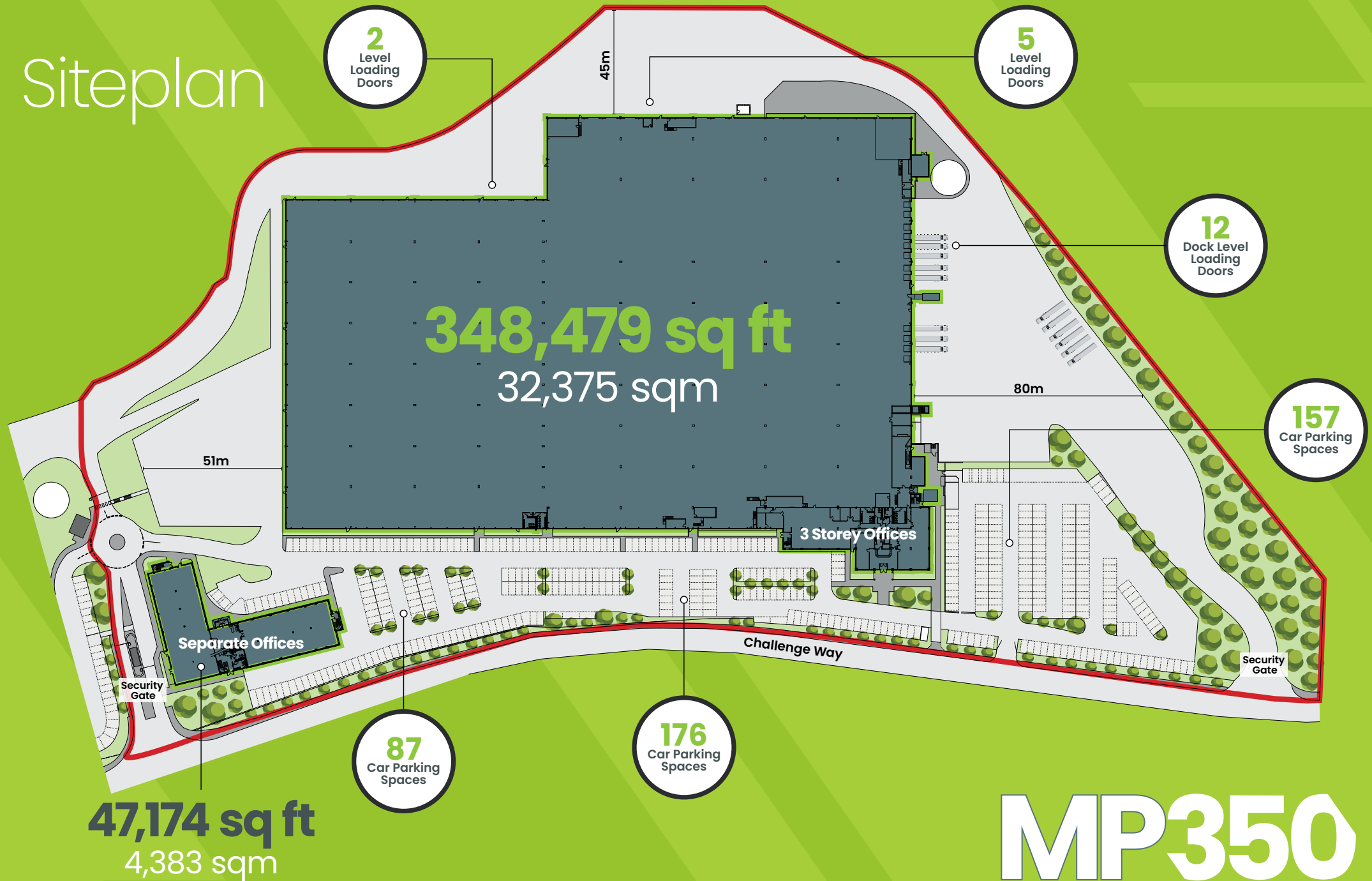
BREEAM®

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Very Good

MP350



Siteplan





Accommodation

The building has been measured on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice (6th Edition).

UNITS	SQ M	SQ FT
Warehouse	29,401	316,470
Ancillary Offices	2,974	32,009
TOTAL	32,375	348,479
Separate Offices	4,383 (NIA)	47,174 (NIA)

Site area 18 acres (7.28 ha).

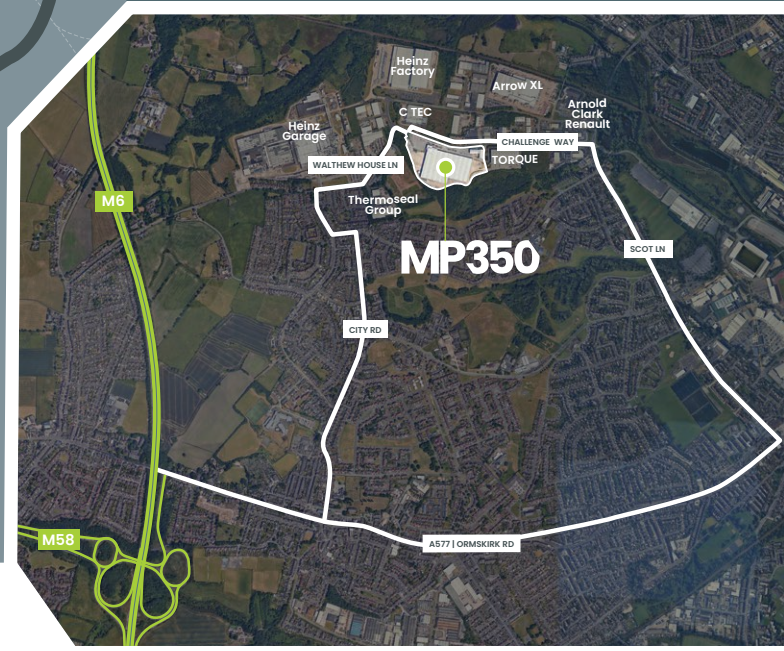
MP350



MP350



Location



Wigan town centre
5 mins via A49



2 train stations
with regular services to London,
Manchester & Liverpool



J26 M6 7 mins via A557
J25 M6 10 mins via A49



Manchester
International Airport
30 minutes

Travel Distances

Wigan Town Centre	2.5 miles	8 mins
J25 M6	4 miles	7 mins
J26 M6/M58	4 miles	13 mins
Preston	20 miles	31 mins
Warrington	15 miles	31 mins
Liverpool	22 miles	45 mins
Manchester	25 miles	45 mins

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MP350



Further Information

Terms

For further information please contact the letting agents.

VAT

All prices will be exclusive of VAT.

Business Rates

Rateable Value April 2026 £3,010,000

EPCs

Certificates available on request.

All Enquiries

For further information please contact the letting agents in the first instance.



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