

Industrial

Unit 12 | Otterwood Square

📍 Martland Mill Industrial Estate, Wigan, WN5 0LF

Unit 12 | 979 sq ft

Flexible space available now

Otterwood Square comprises a purpose-built industrial estate of 12 units across two terraces. Each unit is provided with a separate entrance and a roller shutter loading bay door.. The estate also contains a separate staff/customer parking area. The space is well suited for a range of business needs to include light industrial, warehouse, retail/trade counter, leisure and storage space.

Lease Type

New



✔ Unit Summary

- Well Maintained Estate
- Refurbished Unit
- 24 Hour Access
- Flexible Space
- Car Parking
- WC Facilities

£ Occupational Costs


	Per Annum	Per Sq Ft
Rent	£11,500.00	£11.75
Rates	£3,682.50	£3.76
Maintenance Charge	£2,200.00	£2.25
Insurance	£195.80	£0.20
Total Cost	£17,578.30	£17.96

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/UIP0101085

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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

Otterwood Square is close to junction 26 of the M6 (leading to Manchester, Preston and Warrington) and 3km from the M58.



Airport

Manchester Airport is 30 miles away



Rail

Otterwood Square is close to junction 26 of the M6 (leading to Manchester, Preston and Warrington) and 3km from the M58.

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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (21)

Key Contact



Natalie Loboda

Customer Engagement Manager

"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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