

Industrial

# Unit 8 | Otterwood Square

📍 Martland Mill Industrial Estate, Wigan, WN5 0LF

## Unit 8 | 1,431 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

- 3 Phase Power
- 24 Hour Access
- Well Maintained Estate
- Secure Estate
- Car Parking
- WC facilities

### £ Occupational Costs


	Per Annum	Per Sq Ft
Rent	£16,000.00	£11.18
Rates	£4,910.00	£3.43
Maintenance Charge	£3,200.00	£2.24
Insurance	£286.20	£0.20
<b>Total Cost</b>	<b>£24,396.20</b>	<b>£17.05</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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/UIP0101081](http://unit.info/UIP0101081)

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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	C (72)

## 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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