

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



	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
Total Cost	£24,396.20	£17.05

Lemms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.oa.gov.uk), Units with a Rateable Value of tess than £15.000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please seg bitter/likewu onu vikemu for, business crates relief for said our rates blog.

#### For more info please visit: <u>unit.info/UIP0101081</u>

## +440 808 169 7554

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#### 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)



### enquiries@industrials.co.uk +440 808 169 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

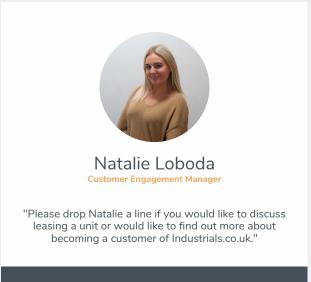
Otterwood Square is close to junction 26 of the M6 (leading to Manchester, Preston and Warrington) and 3km from the M58.



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.

#### **Key Contact**





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