

# Lockett Business Park

Lockett Business Park, Lockett Road, South Lancashire Industrial Estate, Ashton-in-Makerfield Wigan WN4 8DE

Warehouse | 18,329 ft<sup>2</sup>



Electric roller shutter doors



Loading available front and rear



Yard space



Integral office accommodation



Three-phase electricity



5 m eaves height

Available to Let

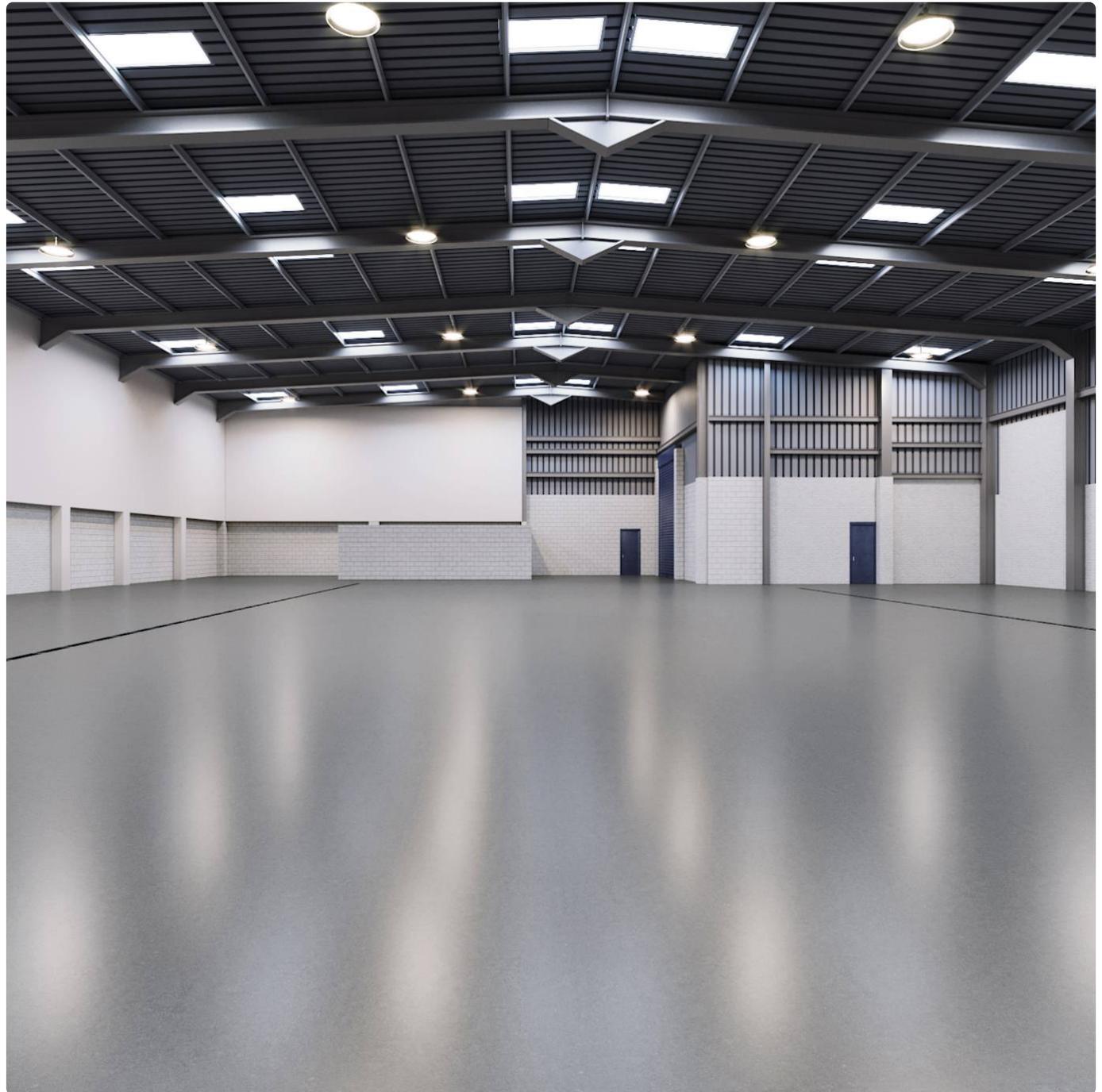
Unit 1

Unit 2

## Location & Connections

Lockett Business Park is located on South Lancashire Industrial Estate, Ashton in Makerfield, which is approximately four miles to the south of Wigan Town Centre. The estate benefits from excellent motorway communications.

Junction 24 & 25 of the M6 motorway are both approximately within 1 mile, allowing ease of access to the regional and national motorway network. South Lancashire Industrial Estate has attracted a number of major occupiers including Pallet Track, 3PL, MDA and Poundland.





## Description

The property is of modern portal frame construction and benefits from 5 m eaves, electric roller shutter doors, three-phase electricity and office accommodation. Externally, the property offers ample yard space and shared parking, with loading available to the front and rear.

There are a range of units close to Junction 24 & 25 of the M6 motorway. The units have undergone extensive refurbishment and are available for immediate occupation.

### Further information

**EPC**  
Units 1 & 2: B

**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.



### Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Units 1 & 2	Warehouse	18,329	Immediately
<b>Total</b>		<b>18,329</b>	

[Book a viewing](#)

**Mileway**

Tristan Boulter  
northwest@mileway.com  
01925 358160



Anthony Mellor  
anthony@b8re.com  
07794 757939

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

**Mileway**