

For Sale

FORMER OFFICE & WAREHOUSE DEPOT

**Total Accommodation 27,357 sq ft
on 4.55 acres (1.840 hectares)**



**Stephen's Way Trading Estate, Stephen's Way,
Goose Green, Wigan, WN3 6PJ**

- Self contained site
- Substantial yard / hardstanding
- 2 miles from Junction 25 of the M6 Motorway
- 2 miles from Wigan Town Centre





Location

The premises are located on Stephens Way Trading Estate, a well established industrial area just off the main A49 Warrington Road. The A49 provides direct access to Wigan Town Centre to the north and Junction 25 of the M6 Motorway approx two miles to the south.

Description

The depot comprises two detached two-storey brick built office buildings and an industrial terrace of four blocks, situated on a secured yard area incorporating a combination of tarmac and concrete yard.

The office accommodation (Aqua House and Amber House) is provided in two separate buildings fronting Stephens Way.

Aqua House also includes a single storey brick built building incorporating a pitched roof including office, studio and storage accommodation.

The warehouse accommodation is split into four blocks:

Block A

A lightweight steel frame construction with block elevations and a steel truss roof.

The unit is split into five lock up units each with its own access.

Block B

A steel portal frame construction with an eaves height of approximately 16ft. To the front of the building is an internal office.

Split into three separate units.

Block C

Block C is a steel frame structure with block elevations under a pitched roof.

Block D

Block D is a former transport depot and incorporates offices, warehouse and workshop. The construction of the building varies from steel truss to a more modern steel portal frame.

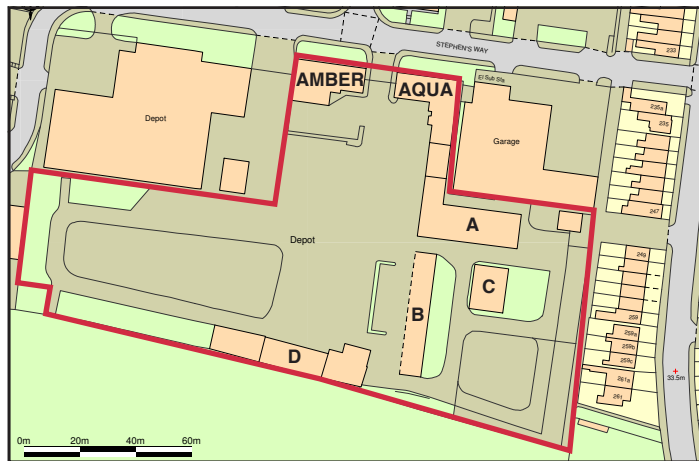
Specification

Offices

- Disabled, male and female toilets
- Combination of cellular and open plan offices
- Comfort cooling installed throughout
- Gas fired central heating
- Dado trunking with power / telephone
- Cat 5 cabling

Warehouses

- A combination of interconnecting units
- Steel frame construction
- Concrete floors
- 3 phase electricity
- Pitched roofs
- Eaves height varies from 5m to 8m



Accommodation

Measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following areas:-

Aqua House (offices)	SIZE - SQM	SIZE - SQFT
Ground floor office	375	4,038
First floor office	198	2,131
Total	573	6,169

Amber House (offices)	SIZE - SQM	SIZE - SQFT
Ground floor office	262	2,818
First floor office	263	2,831
Total	525	5,649

Warehouse	SIZE - SQM	SIZE - SQFT
Block A	325	3,499
Block B	435	4,681
Block C	180	1,942
Block D	503	5,417
Total	1,443	15,539

TOTAL	2,541	27,357
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TOTAL SITE AREA	4.55 ACRES	(1.840 HECTARES)
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Services

All main services are available to the site.

Price

Upon application

VAT

All prices, premiums and rents etc. are quoted exclusive of but will be subject to VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

Viewings

Please contact

Rick Davies at Davies Harrison:

0161 236 9999 rick@daviesharrison.com

Dean Young at Young & Co:

01772 886464 dean@youngandco.org.uk



www.youngandco.org.uk



www.daviesharrison.com