



# martland point

**To Let**

Industrial units

5,433 - 10,715 sq ft



Industrial

langtree 

## The Site

Martland Point is a new development of high quality industrial units, ranging in size from 5,433 - 10,715 sq ft and situated on one of Wigan's premier estates. Units can be combined to a maximum of 21,436 sq ft.

Key features of the site include:

- Steel portal frame construction
- Minimum cleared headroom 7m
- Floor loading of 40kn / m<sup>2</sup>
- Three phase electricity (60 - 100amps)
- Dedicated car parking
- 25 metre turning circles
- Electronically operated section up and over doors (4m wide x 5m high)
- Mains gas and water connected
- Gas warm air blowers to warehouse and gas central heating to offices
- Male / female & disabled WCs

## The Details

The buildings comprise steel portal frames with two contrasting cladding types. The elevations are a combination of composite micro-rib panels and sinusoidal cladding sheets fixed horizontally to give the units a clean-cut contemporary feel.

The development offers a range of well-sized service courts within a landscaped environment. In addition, all Langtree developments fully embrace 'secured by design' principles. Internally the premises will incorporate fully fitted offices including carpeting, lighting and central heating.

The premises have planning permission for B1, B2 & B8 uses.

An additional site of circa 1 acre is available for a design and build unit with yard. An indicative scheme is shown on the site plan as unit 5.

## The Location

- Situated on the established Martland Park home to numerous household names including JJB Sports, Heinz & Gus.
- Martland Park is an excellent strategic location for companies looking to relocate or expand their business.
- Martland Park is situated within easy reach of junctions 26 and 27 of the m6 and within minutes of Wigan town centre via the A49.
- The development is ideally placed for major motorway and road networks with the M6, M60, M61, M62, M56 and A580 in close proximity.



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