

WIGAN i00

WALTHAM HOUSE LANE,
WIGAN WN5 0JZ

TO LET

NEW DISTRIBUTION/ INDUSTRIAL UNIT

101,584 sq ft
(9,437 sq m)

OCCUPATION
IN Q1 2025

TD TREBOR
DEVELOPMENTS

H HILLWOOD
A PEROT COMPANY®



LOCATION

Home to numerous industrial and logistics occupiers including Heinz & Arrow XL, Wigan 100 is an excellent strategic location for companies looking to relocate or expand their business.

Wigan 100 is situated within easy reach of junctions 26 of the M6 and within just a few minutes of Wigan town centre.

Major motorway and road networks including the M6, M61, M62, M58 and A580 (East Lancs Road) are within easy reach.

Wigan is situated on the West Coast main rail line providing regular services to London, Manchester and Liverpool.

PLANNING

Outline planning in place for B2/B8. Detailed planning application submitted.

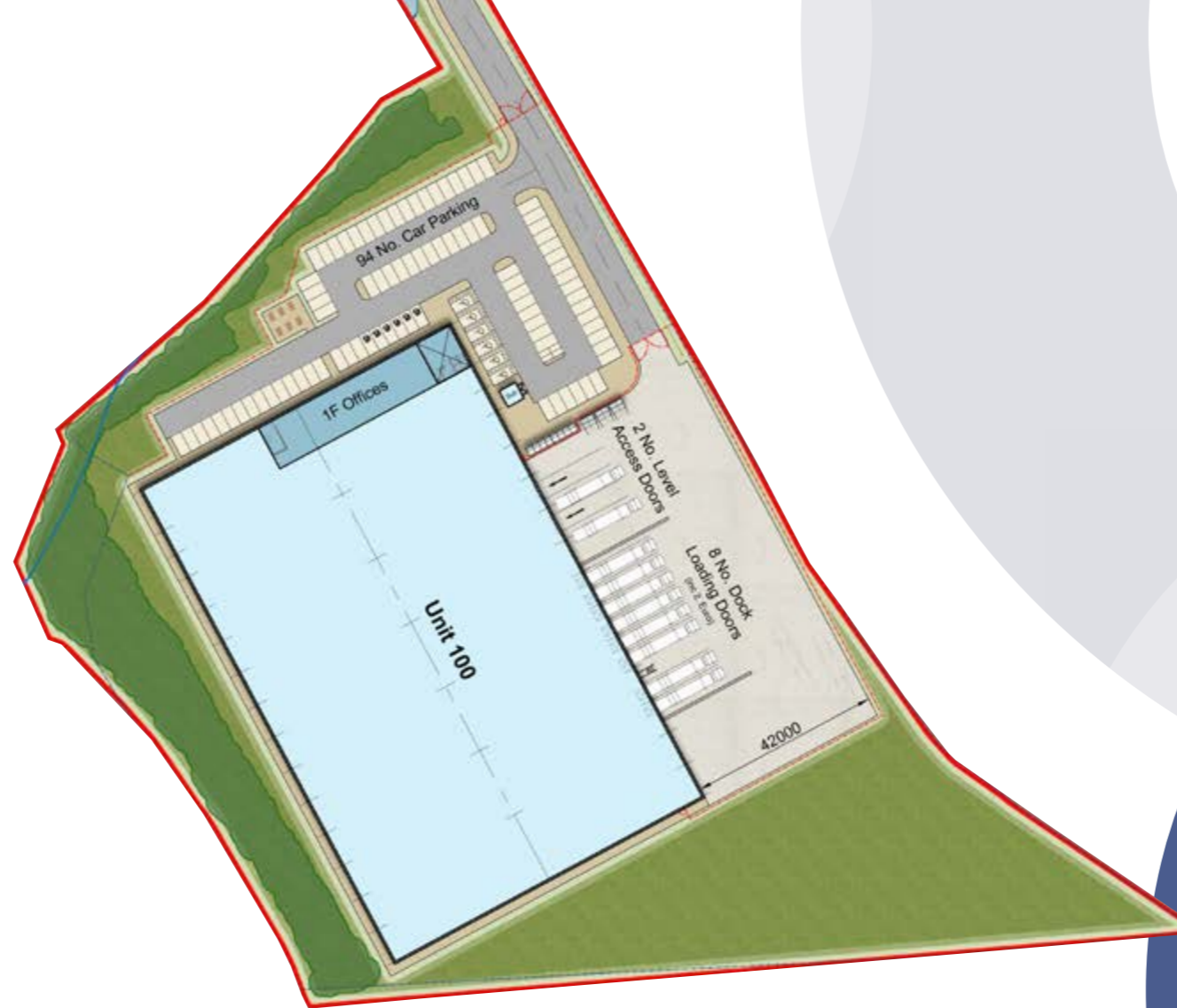
ACCOMMODATION

	SQ FT	SQ M
WAREHOUSE	95,654	8,886
OFFICES	5,930	551
TOTAL	101,584	9,437

Gross Internal Area, subject to final measurement.

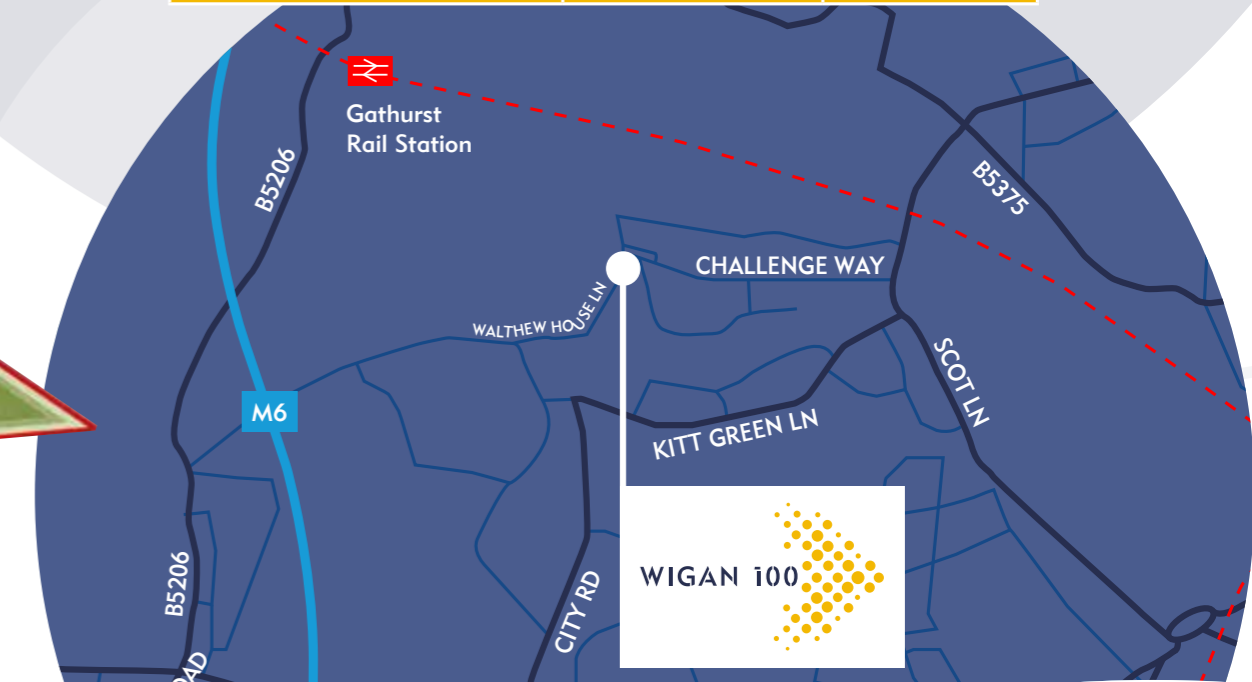
SPECIFICATION

- Haunch height 12m
- Floor Loading 50kN2
- Power 1.0 MVA
- 8 Dock Loading Doors (incl. 2 Euro docks)
- 2 level Access Doors
- Secure 42m deep Yard
- 94 Car parking spaces
- Landscaped Environment
- Grade A open plan offices
- EPC A rating
- BREEAM Very Good
- 6 EV charging spaces
- PV panels
- Cycle facilities
- Secure Entrance



DRIVE TIMES

M6, J26	2.0 miles	6 mins
Wigan Town Centre	2.6 miles	10 mins
East Lancs Road	7.8 miles	15 mins
Warrington	14.8 miles	39 mins
Liverpool	24 miles	54 mins
Manchester	26.5 miles	49 mins



FURTHER INFORMATION

Please contact the retained agents:



SAM ROYLE
07793 808 264
Sam.Royle@knightfrank.com

ROB TILLEY
07973 622 837
rob.tilley@knightfrank.com



PAUL COOK
07793 119 221
Paul.J.Cook@cbre.com

STEVE CAPPER
07825 862 770
Steve.Capper@cbre.com

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Designed by:
Blaze Marketing
0161 387 7252

