

Glasshouse Business Park, Warrington Road,
Wigan WN3 6XB

to let
(may sell)

Employment use opportunities
6,288.35 SQM (67,688 SQFT)

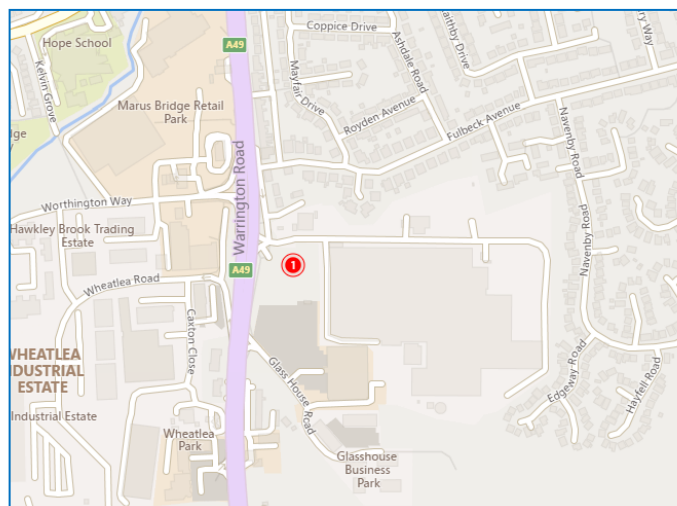
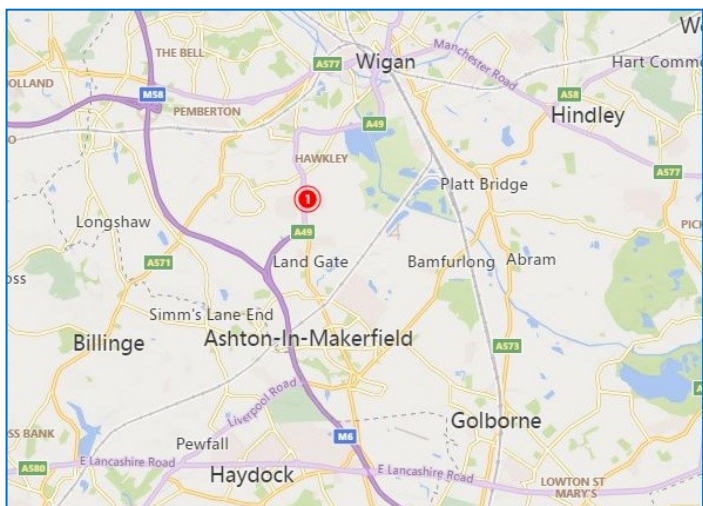


£offers invited

- Prominent position on Warrington Road, Wigan
- J25 of the M6 approximately 1.1 miles
- Employment land suitable for office, industrial development subject to gaining of necessary consents

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Location

Glasshouse Business Park is located in a prominent main road position on Warrington Road (A49) to the south of Wigan town centre. J25 of the M6 is approximately 1.1 miles away providing immediate access to the national motorway network. The A49 is the main arterial route linking Wigan to the motorway together with other local towns including Ashton-in-Makerfield, Haydock and Newton-le-Willows. Wigan town centre is approximately 2 miles from the development opportunity.

Drive Times

Destination	Distance	Drive Time
J25 M6 motorway	1.1 miles	2 mins
Manchester	25 miles	33 mins
Liverpool	21 miles	40 mins
Leeds	63 miles	1 hr 15 mins
Birmingham	103 miles	2 hrs 31 mins

Opportunity

Enquiries are sought for this development land opportunity whereby offers on a leasehold basis, subject to planning, or an unconditional freehold basis will be considered.

Access arrangements to the site are to be agreed with a third party with any proposed purchasers of the site being responsible for dealing with these third party interest themselves whilst on a leasehold interest basis our clients would seek to resolve access arrangements as part of any planning application.

Accommodation

The site extends to circa 6288.35 sqm (67,688 sqft).

Price/Rental

Offers invited.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate.

Legal costs

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

Enquiries & Viewings

Strictly by appointment with the agents Parkinson Real Estate

E: daniel.crawshaw@parkinsonre.com
T: 01942 741800

Subject to contract

Jan 2024 REF: AG0724



Parkinson Real Estate

10 Beecham Court, Wigan WN3 6PR

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Money Laundering

In order to discharge as legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/ lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.