

# WIGAN i00

WALTHAM HOUSE LANE,  
WIGAN WN5 0JZ

## TO LET

### NEW DISTRIBUTION/ INDUSTRIAL UNIT

101,805 sq ft  
(9,458 sq m)

OCCUPATION  
2025

**TD** TREBOR  
DEVELOPMENTS

**H** HILLWOOD  
A PEROT COMPANY®

ON SITE  
SPRING 2025



## LOCATION

Home to numerous industrial and logistics occupiers including Heinz, Makita and 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.

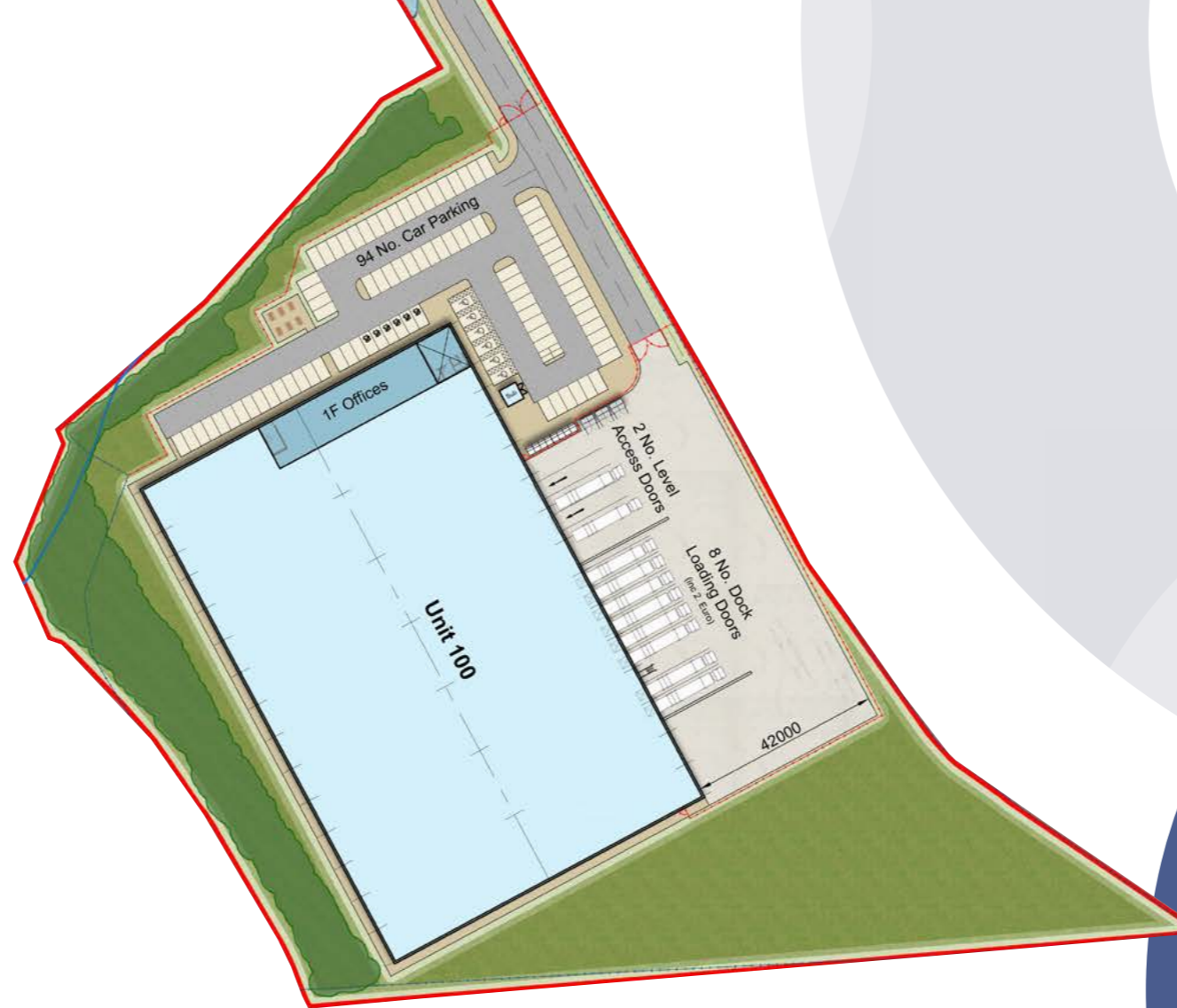
## ACCOMMODATION

	SQ FT	SQ M
WAREHOUSE	95,740	8,895
FIRST FLOOR OFFICES	4,959	461
GROUND FLOOR CORE	865	80
GROUND FLOOR FIRE ESCAPE	240	22
<b>TOTAL</b>	<b>101,805</b>	<b>9,458</b>

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
- 10 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:



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Designed by:  
Blaze  
Marketing  
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### HGV DRIVE TIMES

- 0-90 minutes
- 90-180 minutes
- 180-270 minutes

Source: Google Maps

