



## INDUSTRIAL, MANUFACTURING, STORAGE & DISTRIBUTION ACCOMMODATION

**6,732 - 20,036 SQ FT**

Dobson Park, Higher Ince

**WIGAN, WN2 2DY**

- Gantry crange
- 3 phase power supply
- Flexible terms
- 7.5 - 10.5 metre eaves height
- B1, B2 & B8 uses

# TO LET (MAY SELL) INDUSTRIAL, MANUFACTURING, STORAGE & DISTRIBUTION ACCOMMODATION 6,732 - 20,036 SQ FT DOBSON PARK, HIGHER INCE WIGAN

Delivered by



## LOCATION

The property is located on Dobson Park just off the main A577 Manchester Road at Higher Ince, Wigan.

Strategically positioned within the M6, M61 and M62 triangle.

Wigan town centre is approximately 2 miles to the west and Manchester City Centre is approximately 17 miles to the east. Bolton town centre is approximately 6 miles to the east.

## FLEXIBLE TERMS

The property is available either as a whole or in sections by way of flexible new full repairing and insuring leases.

Details available on request from the agents Littler & Associates and Greenwood James.

## SPECIFICATION

- Travelling gantry cranes 5-10 tonnes
- High density sodium lighting
- Essential 3 phase power
- 7.5 - 10.5 m eaves height
- Secure building
- Amenities / ancillary area
- B1, B2 & B8 uses

## ACCOMMODATION

Unit 4	6,732 sq ft	625.4 sq m
Unit 2	13,304 sq ft	1,236 sq m
TOTAL	20,036 sq ft	1,861.4 sq m

Unit 4 - One 5 ton crane  
Unit 2 - One 5 ton crane and two 10 ton cranes

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