

To Let



- High quality self contained office buildings
- Excellent amenities close by
- Prominent position adjacent Total Fitness
- Easily accessed from Junction 25 of the M6
- Available from May 2008



Derbyshire Farm
Business Park
Wigan

Prestigious New Office Buildings

4,241 - 10,404 sq ft NIA

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Description

Derbyshire Farm Business Park will comprise a range of self contained office buildings located in a prominent position off Warrington Road, Wigan close to Junction 25 of the M6.

These buildings are now under construction and will be available for occupation in May 2008.

Specification

Derbyshire Farm Business Park is an impressive new speculative office development set in landscaped grounds, the specification will include:

- High speed passenger lifts
- Suspended ceilings with LG3 lighting
- Allocated car parking spaces
- VRF air conditioning
- High quality finishes with feature entrance
- Full access raised floors
- Fully compliant DDA specification



Derbyshire Farm Business Park Wigan



Terms

The premises are available on new full repairing and insuring leases for a term of years to be agreed.

Full details and quoting rents are available on application to the agents.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

VAT

Prices, outgoings and rentals where quoted are exclusive of, but may be liable to VAT, at the prevailing rate.

Schedule of Accommodation

Building	Sq m	Sq ft	Car parking
1	483.3	5,202	15
2	581.8	6,262	17
3	483.3	5,202	15
4	394	4,241	12
5	483.3	5,202	15
6	581.8	6,262	17
7	483.3	5,202	15
10	581.8	6,262	17

All floor areas net internal.



Derbyshire Farm Business Park Wigan



Location

Derbyshire Farm Business Park is located in a prominent main road position on Warrington Road the A49, adjacent to Total Fitness.

Junction 25 of the M6 is close by 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.



Contact Information

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