



Meridian Six Wigan

M6, WN4 8AB

New Industrial Units

From 50,000 to 500,000 sq ft

Plots of 4 acres to 36 acres available

meridian6wigan.co.uk

A Unique Opportunity



M6

M6 J25

M6



SOUTH LANCS INDUSTRIAL ESTATE

Outline planning permission granted for 625,000 Sq Ft

Signed Section 106 Agreement

Available for immediate delivery

4MVA Power Supply Secured, with additional power available

Infrastructure works commenced



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Established Industrial Location



WIGAN TOWN CENTRE

SOUTH LANCS INDUSTRIAL ESTATE

A58

BOLTON 10 MILES

B5207

WARRINGTON 10 MILES
MANCHESTER 21 MILES

J24 M6 1.7 MILES
J23 M6 2.2 MILES

LOCAL OCCUPIERS

Strategically positioned, Meridian 6 is an extension to the well established South Lincs Industrial Estate, within 2 miles of M6 J24 and 2.4 miles of M6 J23/A580, providing immediate access to the regional and wider national motorway network.

- 01 Flemings Zeelandia
- 02 Stagecoach
- 03 essity
- 04 3PL
- 05 Poundland
- 06 RVE MOTORS
- 07 COMPAGNIE FRUITIERE
- 08 freshdirect
- 09 3PL
- 10 Snuggledown
- 11 PALLET TRACK



Indicative Layout

M6 J24

M6 J25

Unit 4

Unit 3

Unit 1

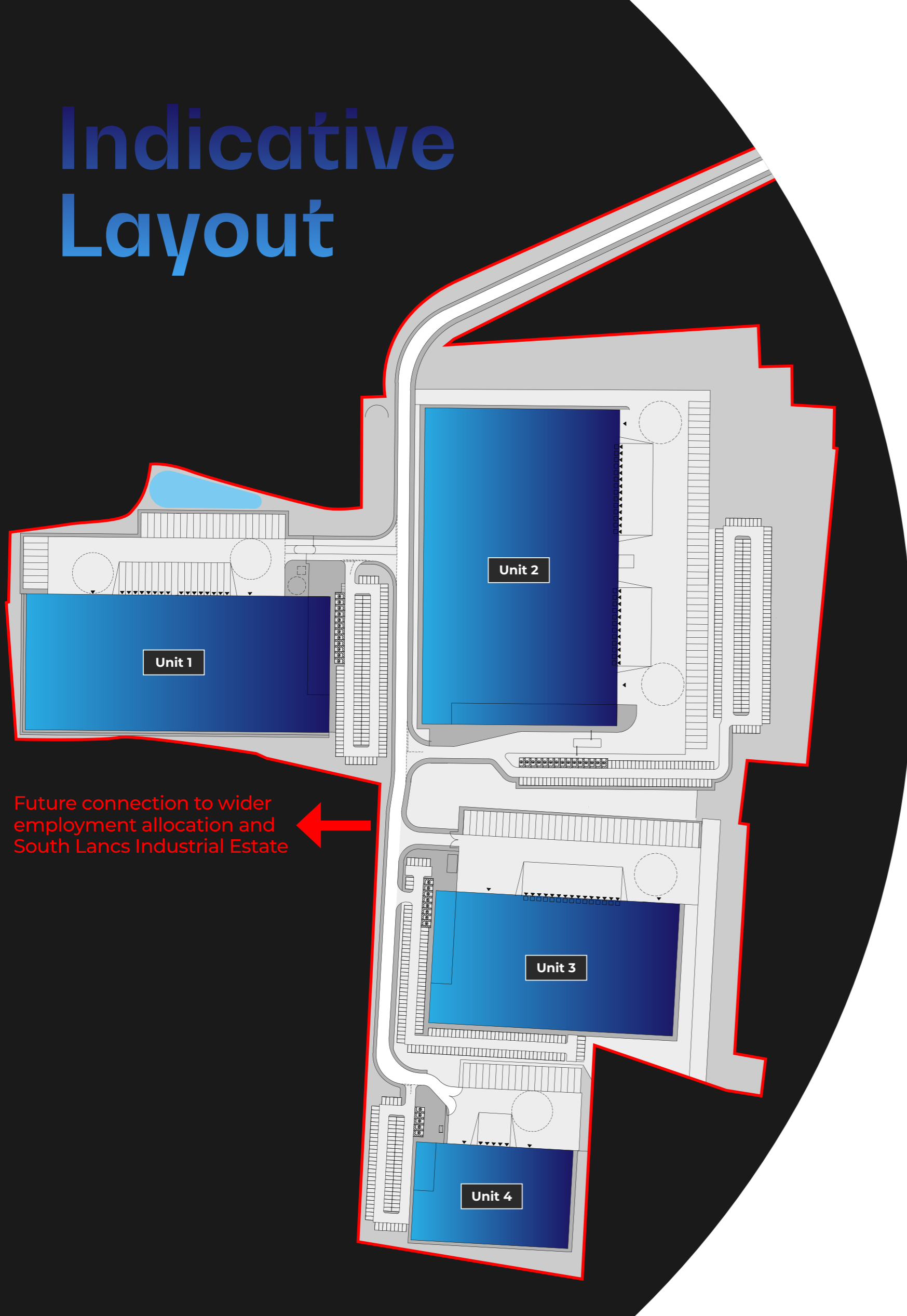
Unit 2

4 Unit Scheme

Units from 63,300 sq ft
to 256,600 sq ft.



Indicative Layout



The indicative masterplan accommodates four units ranging from 63,300 sq ft to 256,600 sq ft, including 50 metre deep yards to all units.

Various indicative layouts have been prepared for Meridian 6 including a single cross-docked unit of 500,000 Sq Ft. Details can be provided upon request.

Total 625,000 sq ft

A proposed schedule of accommodation is outlined below:

Unit 1

Ground Floor	162,890 sq ft
First Floor	8,110 sq ft
Total GIA	171,000 sq ft
Parking	168
Eaves height	15m

Unit 2

Ground Floor	243,800 sq ft
First Floor	12,800 sq ft
Total GIA	256,600 sq ft
Parking	292
Eaves height	15m

Unit 3

Ground Floor	126,900 sq ft
First Floor	7,200 sq ft
Total GIA	134,100 sq ft
Parking	168
Eaves height	12.5m

Unit 4

Ground Floor	60,300 sq ft
First Floor	3,000 sq ft
Total GIA	63,300 sq ft
Parking	95
Eaves height	12.5m



Local Workforce

Highly established industrial location given its strategic position on the national motorway network, low cost of labour and manufacturing/logistics focused workforce.

ESG

Meridian 6 is a substantial and deliverable contribution to Wigan's employment land provision, providing growth and economic prospects for the area.

The scheme supports the social well-being of the community and environmentally would place much needed jobs close to residents. The location is readily accessible to an extensive residential area, reducing reliance up on car use whilst promoting sustainable travel to work through cycling, walking and bus connections for the local labour force.

Provides for a positive biodiversity net gain with measures achieved on site combined with off-site supplements. BREEAM ratings and electric vehicle charging provision look to provide an environmental benefit by promoting low carbon development.

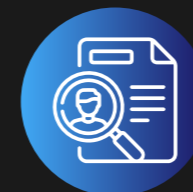


Local Salaries

Average weekly salaries
£496.50

10.7%
Average salary discount in comparison to the North West

15.1%
Average salary discount in comparison to the UK average



Local Employment

80%
Local population employed or seeking employment

19%
Local population employed in unskilled labour/machine operatives

9.4%
Local population employed in manufacturing



Population

Wigan
329,800

North west
7.3 million

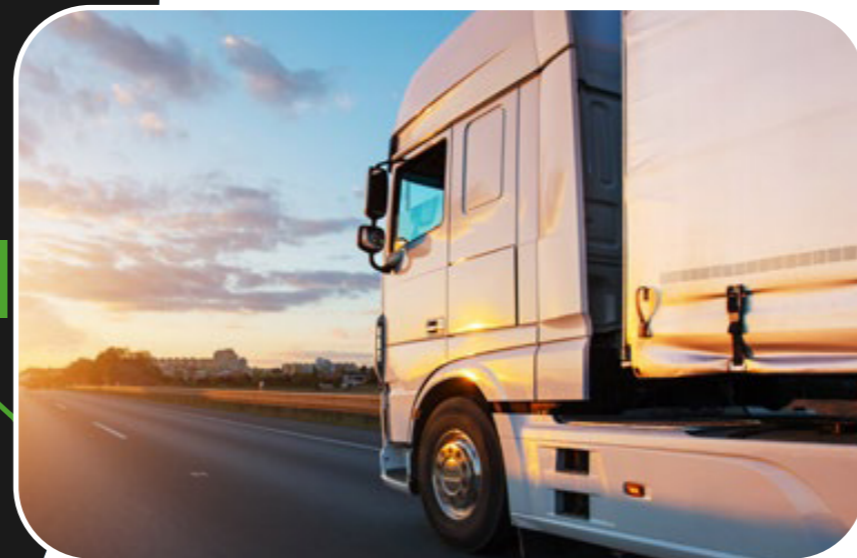
60 minute drive time
9.6 million





Strategic Location

The site sits within Wigan, part of Greater Manchester – 21 miles to Manchester, 21 miles to Port of Liverpool, 10 miles to Warrington and 10 miles to Bolton.



DRIVE TIMES

MOTORWAYS	MILES	HRS/MINS
M6 J24	2	8
M6 J23/A580	2.4	9
M6 J25	3.3	6
M58	5.4	14
J6/M61	7.7	20
M6/M62 Intersection	8.8	18

CITIES	MILES	HRS/MINS
Wigan town centre	4.3	12
Warrington	10	25
Liverpool	18	35
Manchester	21	40
Birmingham	86	1 h 30
London	205	3 hrs 20

PORTS	MILES	HRS/MINS
Port of Liverpool	21	35

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Further Information

Terms

Units and plots available to let or for sale.

Rent/Price

Upon applicaion.

Contact

For more information, please contact the agents:

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