

**RENTALS/
PRICES REDUCED
from 33.33p per month**



- New units at 2nd hand prices
- Short term simple agreements
- Flexible options to purchase
- Rent free available
- Deferred rents possible
- All offers considered
- Move in packages
- Relocation advice



TO LET / MAY SELL

NEW INDUSTRIAL / WAREHOUSE UNITS

3,283 SQ FT TO 22,246 SQ FT (305.0 SQ M TO 2,066.5 SQ M)

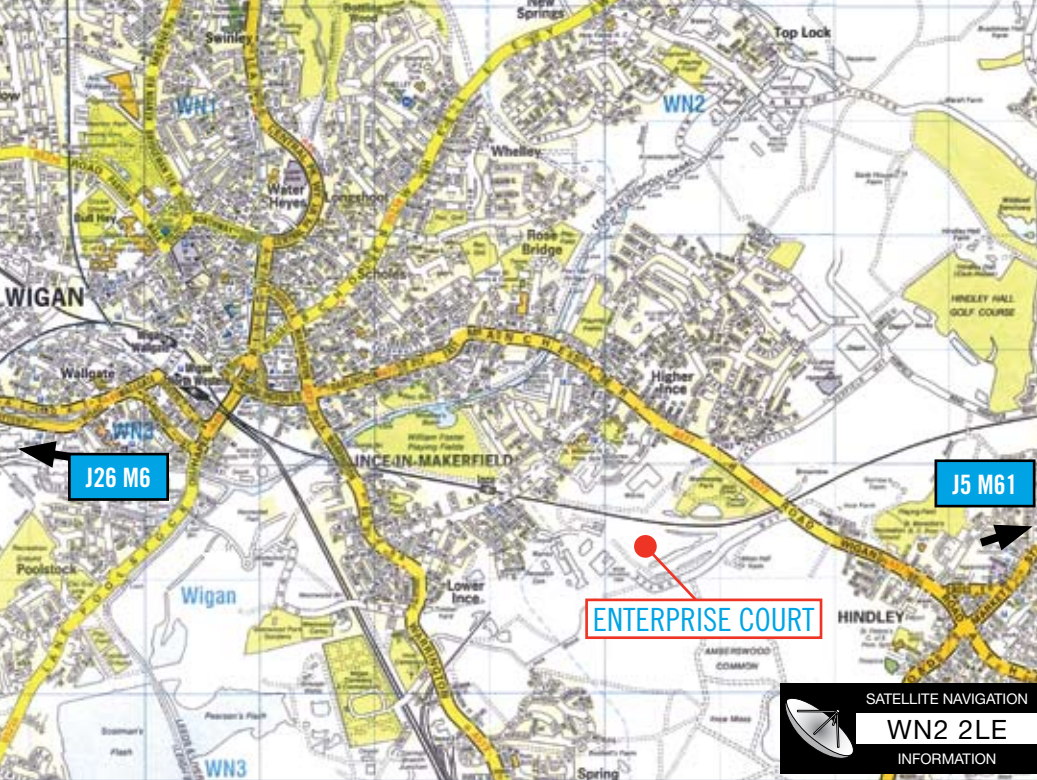
**CCTV SECURE SITE
FLEXIBLE TERMS
QUALITY ACCOMMODATION**

ENTERPRISE COURT WIGAN

MANCHESTER ROAD

INCE-IN-MAKERFIELD, WIGAN

 **ST.MODWEN**



Accommodation

PHASE I - Immediately Available		
	sq.ft	sq.m
Unit A	4,053	376.5
Unit A1		Sold
Unit A2		Let
Unit A3		Under Offer
Unit A4	4,062	377.3
Unit B		Let
Unit C		Let
Unit C1	3,283	305.0
Unit C2	3,283	305.0
Unit C3	4,996	464.1
Unit D	6,089	565.6
Unit D1	4,595	426.8

Location

Situated 1.5 miles east of Wigan town centre, on the northern edge of Ince-in-Makerfield, Enterprise Court is 4.5 miles from Junction 26 of the M6 and 6 miles from Junction 5 of the M61.

Situated on the established and popular Wigan Enterprise Park access to the site is via Seamans Way, which is directly off the A577 Manchester Road.

Description

Enterprise Court comprises a new development of industrial / distribution units. The development provides a range of units and benefits from the following features;

- Up to 6m eaves height
- Steel portal frame construction
- Electronically operated drive in loading doors
- Floor loading of 37KN/m²
- Three phase electricity
- Ample on site parking

Viewing

By arrangements with the joint agents, Littler & Associates, tel; Claire McAllister-Ince or Andrew Littler on 01942 252803 or GVA Grimley on 0161 834 7187.



Terms

The premises are offered To Let by way of a new Full Repairing and Insuring Lease for a term of years to be agreed or alternately our client may consider a sale.

Price / Rental

On application.

Legal Costs

Each party shall be responsible for their own legal costs incurred in this transaction.



■ PHASE I

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ST.MODWEN

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Subject to contract

Misrepresentation Act 1967

These particulars are provided for guidance only. The agents give notice that whilst these particulars are believed to be accurate, they are not guaranteed and will not constitute any part of any contract in accordance with the Misrepresentation Act 1967. Published September 2009.